ITEM NO. 14

STAFF REPORT

CITY OF OCEANSIDE

DATE: February 20, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF AN APPEAL OF PLANNING COMMISSION RESOLUTION 2007-P64, ASSOCIATED WITH THE EXPANSION OF THE ETERNAL HILLS CEMETERY LOCATED AT 1999 EL CAMINO REAL – APPELLANT: ETERNAL HILLS MEMORIAL PARK**

SYNOPSIS

The item under consideration is an appeal of Conditions of Approval 90 and 92 contained within Planning Commission resolution 2007-P64. In accordance with Section 4604 A. of the Zoning Ordinance, the City Council can only take action on Conditions of Approval 90 and 92. The balance of the project and other conditions associated with the project are not under consideration as part of this appeal. The two conditions under consideration by this appeal are the Planning Commission's decision to amend and condition the project to require Planning Commission review and approval of final architectural designs for all 7 of the approved mausoleums prior to their construction, and amending the overall project in a manner that requires an approximately one acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be removed from the project's overall 18.16-acre expansion area and preserved as a culturally significant site, both of which are associated with Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99 Revision). The applicant has filed an appeal to eliminate Conditions of Approval 90 and 92, based upon the finding that the proposed conditions unreasonably limit the ability to provide future burial facilities for the community, by reducing available land area and potentially reducing mausoleum space associated with the cemetery expansion. The site is located north of Fire Mountain Drive, south of the NCTD Sprinter Rail Tracks, and west of El Camino Real, within the Fire Mountain Neighborhood.

Ms. Ann Gunter, Vice President of The Lightfoot Planning Group, on behalf of Eternal Hills Memorial Park, Service Corporation International, *et al,* submitted an appeal of the Planning Commission's action to include Conditions of Approval 90 and 92 to the City Clerk on December 13, 2007. Staff is recommending that following the review, the City Council affirm the Planning Commission's decision to condition the project to have final architectural design of the seven approved mausoleum structures be reviewed and approved by the Planning Commission, and to preserve a one-acre portion of the

culturally significant site referred to as CA-SDI-12262/SDM-W-140 by adopting the City Council resolution as attached.

BACKGROUND

On December 3, 2007, the Planning Commission approved on a 4-to-1 (1 abstained) vote Resolution 2007-P64 for a Development Plan and Conditional Use Permit Revision. Following the Planning Commission hearing and prior to the end of the appeal period, an appeal of the Planning Commission's action to include Conditions of Approval 90 and 92 was received by the City Clerk. This report identifies and addresses the issues raised by the appeal by Eternal Hills Memorial Park. Attached to this report is the appeal document, which outlines the specific issue and concerns related to the request. The previous Planning Commission resolution is also attached to this report.

Cemetery operations currently occupy approximately 42.2 acres of the site's 130.50 acres. The proposed project is a request to expand the cemetery operations by approximately 15.79 acres along the southwestern portion of the project area and 2.37 acres along the southeastern portion of the site. Proposed improvements on-site and outside the boundaries of the revised CUP area include the creation of a 15-foot-wide maintenance/access road, engineered drainage swales, and one 1½-acre detention/ sedimentation pond along the northwestern portion of the property. The proposed expansion of the southeast portion of the project site is being included to allow for additional cemetery activities in the previously developed area that is approximately 2.37 acres in size.

The property is zoned Public & Semi-Public (PS), and Residential Estate B (RE-B) on the City of Oceanside Official Zoning Map, and is designated Private Institutional (PI), and Estate B Residential (EB-R), on the General Plan Land Use Map. The 18.16-acre expansion would be solely located within the (PS) zoned portion of the Eternal Hills Memorial Park property. The original approval to establish and operate a cemetery on the subject property was granted on October 6, 1958, by Planning Commission Resolution No. 58-P64, and required that the Conditional Use Permit (CUP) remain in effect for as long as the property was used as a cemetery. On September 13, 1999, the Planning Commission approved an amendment to the original CUP (C-13-99) through PC Resolution No. 99-P57, allowing approximately 41.87 acres of additional land to be included in the Eternal Hills Memorial Park overall cemetery operations. The approved amendment to the CUP required that proposals to develop in previously undeveloped areas be permitted only with the approval of an additional CUP amendment.

Surrounding land uses include a landlocked 35-acre City-owned parcel maintained as a habitat conservation area within the central portion of the project site, single-family residential neighborhoods to the south, east, and west, NCTD Sprinter Rail Line and General Industrial to the north, and a City-owned Open Space parcel located immediately adjacent to the southwest portion of the site and used for water reservoir purposes. The

total area dedicated to the cemetery expansion represents approximately 15 percent of the site's total area.

The project application is comprised of the following required entitlements:

Development Plan (D-24-06) represents a request for the following:

(a) To expand the existing Eternal Hills Memorial Park by approximately 18.16 acres in order to provide approximately 17,800 additional burial spaces/internments on-site. Burials/Internments would occur either in land gardens or within one of seven proposed community mausoleums, and would be developed in multiple phases based upon the needs of the community.

(b) Site design improvements are needed to correct historical drainage issues and scouring/erosion of the environment leading to sedimentation flow into Loma Alta Creek and over the rail road tracks onto properties to the north. Proposed improvements include the establishment of two retention and sedimentation ponds, drainage swales with appropriately designed energy dissipaters, and an improved 15-foot access and maintenance road to the City-owned "Myers Property" and northern boundary sedimentation pond.

Conditional Use Permit Revision (C-13-99 Revision) represents a request for the following:

(a) To permit the expansion and continued operation of the Eternal Hills Memorial Park cemetery and related activities in the "previously undeveloped areas" of the site located within the Public and Semi-Public (PS) zoned areas of the Eternal Hills Memorial Park located at 1999 El Camino Real.

The applicant proposes to bring an existing 2.37-acre developed area located on the southeast portion of the property into good legal standing, expand the existing cemetery operation into previously undeveloped areas totaling 15.79 acres and located along the southwest portion of the project area, and create a conservation easement over approximately 64.08 acres of restored habitat consistent with the Subarea Habitat Conservation Plan.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan
3. California Environmental Quality Act (CEQA)
4. Subdivision Ordinance

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared. The environmental analysis concluded that the project, as mitigated, will not have a

significant effect on the environment.

ANALYSIS

During the December 3, 2007, Planning Commission hearing, two issues that were brought up by the public regarding the proposed development included the ultimate design of the proposed Mausoleum Structures and the proposed mitigation identified for disturbance of the culturally significant site referred to as CA-SDI-12262/SDM-W-140.

A copy of the appeal is attached and what follows is a discussion of the two major issues raised.

Issues: The addition of two Conditions of Approval (90 and 92) requiring that all final architectural designs for the mausoleum structures be brought back to the Planning Commission for review and approval prior to issuance of a building permit for each structure, and requiring that a one-acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be protected.

1. Condition #90 in Planning Commission Resolution 2007-P64 reads as follows: "*Prior to issuance of any building permit for any of the 7 approved mausoleums, the applicant shall submit final architectural design plans of each mausoleum for formal review and approval by the Planning Commission.*"

Discussion: Throughout the public hearing process, the adjacent residents have expressed their concern with the overall design of the proposed seven mausoleum structures. The applicant has prepared a visual analysis that conveys the massing and site design for the structures, and notes that the overall architectural design of the structures will be constructed to match existing mausoleum structures. Staff believes that the condition that requires final design of mausoleum structures be brought back to the Planning Commission for final review and approval is under their authority when considering the Conditional Use Permit and Development Plan. Addition of the subject condition will ensure consistency with General Plan Policy 1.23 *Architecture* and more specific policy A. that states, "Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood." Furthermore, staff believes that the review of final designs would not limit the number of internments within the structures proposed, and as articulated as the basis for the subject appeal.

2. Condition #92 in Planning Commission Resolution 2007-P64 reads as follows: *"Prior to submittal of any construction plans to the City for development within the 18.16 acre expansion area, the applicant shall provide a revised development plan for Alternative 2 that provides for the protection of a one-acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140, subject to final review and approval by the City Planner."*

Discussion: The applicant has appealed condition of approval number 92 based upon the finding that the condition would limit the ability to provide future burial facilities for the community, by reducing available land area. Under Alternative 2, expansion of the Eternal Hills cemetery would result in an impact to cultural resource site CA-SDI-12262, which has been determined to be historically significant in accordance with the standards of Section 15064 of the State CEQA Guidelines. Implementation of a data recovery program as identified in Section 4.7.4 of the Environmental Impact Report would reduce this impact to a less than significant level.

The local Native American tribal representatives and surrounding residents have consistently conveyed the necessity of preserving the culturally significant site referred to as *CA-SDI-12262/SDM-W-140.* Although appropriate mitigation was identified to reduce the impacts to the site, it was noted that elimination of the site would forever result in a loss of tribal identity to the past. The subject cultural site encompasses an approximately 3.0 acre site and the Planning Commission based upon input from the applicant, the surrounding residents, and Native American representatives developed a compromise to preserve a one-acre portion of the site that was deemed most significant due to the physical features present. While the preservation of one-acre would result in a net loss of available burial space within the expansion area, the overall loss of space has been found to be insignificant compared to the loss of the cultural resources and physical features present within the one-acre size to be delineated as a condition of the project. Addition of the subject condition will ensure consistency with General Plan Policy 3.2 *Cultural Resources* that states, "Cultural resources that must remain in-situ to preserve their significance shall be preserved intact and protection shall be provided by project developers."

Staff believes that the project, as designed and conditioned, has addressed the concerns from the adjacent neighbors, and will provide ample burial and mausoleum internments to sustain the memorial park for an additional 20-30 years.

FISCAL IMPACT

Not applicable.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the project on December 3, 2007. After hearing considerable public testimony from area residents as well as the applicant, the Commission approved the project by a 4-1 (1 abstained) vote. Commissioners indicated that the project site is physically suitable for the proposed intensity of development, but did not address the concerns of the community and Native American representatives. The Commissioners stated that the project did provide adequate evidence that all of the development regulations were being met and found the project to be consistent with adopted regulations. Overall, the commission found the project to meet the standards for

development, including, but not limited to: compatibility with existing and potential development on adjoining properties or in the surrounding neighborhood, subject to the implementation of Conditions of Approval 90 and 92; and meets or exceeds the development standards established by the Zoning Ordinance, and General Plan.

CITY ATTORNEY'S ANALYSIS

The City Attorney's Office has reviewed the proposed resolution and approved it as to form.

In accordance with Section 4604 A. of the Zoning Ordinance, the City Council shall focus only on those issues raised by the appellant in the appeal. Issues not raised in the written appeal shall not be considered at the appeal hearing.

In accordance with Section 4605 of the Zoning Ordinance, the City Council shall consider the same application, plans, and related project materials that were the subject of the original decision approving the project by the Planning Commission.

The City Council shall review the record of the decision and hear testimony from staff, the applicant, and/or any interested parties.

After the public hearing the City Council shall affirm, modify, or reverse the Planning Commission's decision regarding the final architectural design of the mausoleum structures and preservation of a one-acre portion of the culturally significant site referred to as *CA-SDI-12262/SDM-W-140*, (Conditions of Approval 90 and 92). If a decision is modified or reversed, the City Council shall state the specific reasons for the modification or reversal.

RECOMMENDATION

Staff has reviewed the issue raised under the appeal of Conditions 90 and 92 in Planning Commission Resolution 2007-P64, and believes that the request to eliminate the two conditions cannot be approved based upon the perception that the conditions would unreasonably limit the ability to provide future burial facilities for the community, by reducing available land area. It is staff's recommendation that the City Council affirm the addition of Conditions of Approval 90 and 92, and deny the appeal by adopting the attached City Council resolution.

PREPARED BY

Richard Greenbauer
Senior Planner

SUBMITTED BY

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Deputy City Manager
Lauren Wasserman, Interim Development Services Director
Jerry Hittleman, City Planner

ATTACHMENTS:

1. Area Map, Site Plan
2. City Council Resolution
3. Planning Commission Resolution No. 2007-P64
4. Planning Commission Staff Report Dated December 3, 2007
5. Appeal Letter
6. Environmental Impact Report (Transmitted on January 23, 2008)

PROPOSED EXPANSION PLAN - PRELIMINARY GRADING AND DRAINAGE PLANS

ETERNAL HILLS CEMETERY

THE CITY OF OCEANSIDE, CALIFORNIA

GENERAL DESIGN NOTES

1. ALL STREET DESIGNS TO CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AND AS REQUIRED BY THE CITY OF OCEANSIDE ENGINEER.
2. WATER TO BE PRIVATE.
3. SEWER TO BE PRIVATE.
4. STORM DRAIN TO BE PUBLIC OR PRIVATE AS INDICATED ON THESE PLANS
5. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND DISTRICTS.
6. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
7. PROPOSED CONTOUR INTERVAL IS 2'.

TITLE REPORT

STEWART TITLE OF CALIFORNIA
SAN DIEGO DIVISION
7676 HAZARD CENTER DRIVE, 7TH FLOOR
SAN DIEGO, CA 92108
PHONE: (619) 692-1600
TITLE OFFICER: FRANK GREEN
ORDER NUMBER: 01-0248639

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY
APPROVED DECEMBER 27, 1870 LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THIS NORTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 86°35' 00" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
CONTINUING NORTH 86° 35' 00" WEST
ALONG THE SAID SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE QUARTER, A DISTANCE OF 615.10 FEET TO THE NORTHEAST CORNER OF LOT 19 OF NORTH CARLSBAD, ACCORDING TO MAP THEREOF NO. 1807 FILED IN THE OFFICE OF THE COUNTY RECORDER OF
SAN DIEGO COUNTY; THENCE NORTH 89°43'03" WEST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 830.98 FEET;
THENCE NORTH 0° 04'00" WEST, A DISTANCE OF 669.40 FEET;
THENCE SOUTH 89°43'03" EAST, A DISTANCE OF 845.78 FEET;
THENCE SOUTH
EAST, A DISTANCE OF 608.97 FEET TO THE
CORNER OF THE 10 ACRE PARCEL SHOWN ON
SURVEY NO. 1889 FILED IN THE OFFICE OF THE
RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH
0°04'15" WEST, ALONG THE WEST LINE OF SAID 10 ACRE PARCEL, A DISTANCE OF 650.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY
APPROVED APRIL 5, 1881, LYING NORTHWESTERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438, AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR. EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF
A STRAIGHT LINE THAT BEGINS AT STATION 10 PLUS 95.92 OF SAID SURVEY AND RUNS NORTHWESTERLY TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.

PARCEL 3:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870 LYING NORTHERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438, AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 DESCRIBED ABOVE; THENCE SOUTH 00°14'15" EAST TO THE CENTERLINE OF SAID COUNTY ROAD SURVEY.

GRADING NOTES:

No grading, clearing, or blasting within 300 feet of occupied Diegan coastal sage scrub shall occur during the breeding season of the coastal California gnatcatcher (March through August 31) or tree-nesting raptors (December through July) unless a pre-construction survey by a qualified biologist determines that these species are not present within the areas that would be impacted by noise.

If no coastal California gnatcatchers or raptors are nesting (including nest building or other breeding/nesting behavior) within 300 feet of the construction area, development shall be allowed to proceed.

If coastal California gnatcatchers or raptors are observed
within or displaying breeding/nesting behavior within 300 feet
of occupied Diegan coastal sage scrub, construction shall (1)
cease until all nesting (or breeding/nesting behavior)
ceases or until after August 31; or (2) a temporary noise
wall or berm shall be constructed at the edge of the
development footprint (but within the proposed open space) to
ensure that noise levels are reduced to below 60 dB(A) Leq. Alternatively, the use of construction equipment could be scheduled to keep noise levels below 60 dB(A) Leq in lieu of, or in concert with, a wall or other noise barrier.

In order to ensure compliance with the Migratory Bird Treaty Act (MBTA), clearing of native vegetation shall occur outside of the breeding season of most avian species (March 1 through July 31). Clearing during the breeding season of MBTA covered species could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to clearing. As described above, a pre-construction survey shall be conducted to determine if breeding or nesting avian species occur within areas impacted by noise.

The construction and construction staging area limits shall be clearly delineated with orange construction fencing and silt fencing or fiber rolls to ensure that construction activity remains within the defined limits of work. A qualified biologist shall inspect the delineated areas during regularly scheduled construction monitoring visits.

8. GRADING QUANTITIES (OVERALL)

EARTHWORK

CUT:	115,000 CY	EXPORT:	0 CY
ASSUMED SHRINKAGE:	-13,000 CY	IMPORT:	0 CY
GRAVESITE DISPOSAL:	+26,000 CY		
FILL:	128,000 CY		

9. PROJECT GRADING AREA: 21.84 AC

10. GRADING QUANTITIES **

*VOLUMES FOR PHASES 1a, 1b, & THE SEDIMENTATION DETENTION POND AND MAINTENANCE ROADWAY ONLY

EARTHWORK

CUT VOL:	68,000 cu.yds.	EXPORT VOLUME:	0 cu.yds.
SHRINKAGE VOL:	7,000 cu.yds.	IMPORT VOLUME:	0 cu.yds.
GRAVE SPOIL VOL:	12,000 cu.yds.		
FILL VOL:	73,000 cu.yds.		

11. GRAVE SPOIL AREA VOLUMES

AREA	VOLUME
A	1,700 cu.yds.
B	20,000 cu.yds.
C	5,600 cu.yds.
D	4,000 cu.yds.
SUB-TOTAL	31,500 cu.yds.
DESILTING BASIN SPOILS	5,500 cu.yds.
NET GRAVE SPOIL CAPACITY	26,000 cu.yds.

FEMA - FLOOD PLAIN INFORMATION

PANEL NUMBER - 754 of 2375
COMMUNITY NUMBER 060294-OCEANSIDE
SUFFIX G FLOOD ZONE X

PUBLIC UTILITIES

WATER SUPPLY	CITY OF OCEANSIDE
SEWER	CITY OF OCEANSIDE EXIST MAIN W/ NEW PRIVATE LATERALS
STORM DRAIN	CITY OF OCEANSIDE
GAS & ELEC	S.D.G.& E.
TELEPHONE	AT&T
FIRE	CITY OF OCEANSIDE
POLICE	CITY OF OCEANSIDE
SCHOOLS	OCEANSIDE UNIFIED SCHOOL DISTRICT
CABLE	COX CABLE

APPLICANT'S REPRESENTATIVE

THE LIGHTFOOT PLANNING GROUP
PHONE: (760) 692-1924

APPLICANT AND OWNERS AGENT

ETERNAL HILLS MEMORIAL PARK
1929 ALLEN PARKWAY
HOUSTON, TEXAS
PHONE: (760) 754-6600

SIGNATURE: DATE:

STORM WATER MANAGEMENT PLAN:

TAIT CONSULTING, INC.
BRUCE TAIT,
DATED JULY 21, 2003
REVISED AUGUST, 2005
REVISED MARCH, 2006
REVISED DECEMBER 2006
APPROVED JANUARY 10, 2007
702 CIVIC CENTER DRIVE
OCEANSIDE, CALIFORNIA 92054
PHONE (760) 433-1156
FAX (760) 433-1017

SWMP NOTES

ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN (SWMP), DATED DECEMBER 2006 AND APPROVED JANUARY 10, 2007.

SOURCE OF TOPOGRAPHY:

KFM ENGINEERING
RICHARD WILSON, PE. DATED OCTOBER 2002
26672 TOWNE CENTER DRIVE, SUITE 300
FOOTHILL RANCH, CA 92610
PHONE: (949) 580-3838
FAX (949) 580-3837
FOR AREAS INSIDE THE EXPANSION AREA.

FOR AREAS OUTSIDE THE PROPOSED EXPANSION AREA, TOPOGRAPHY WAS OBTAINED FROM THE CITY OF OCEANSIDE DATED 1985.

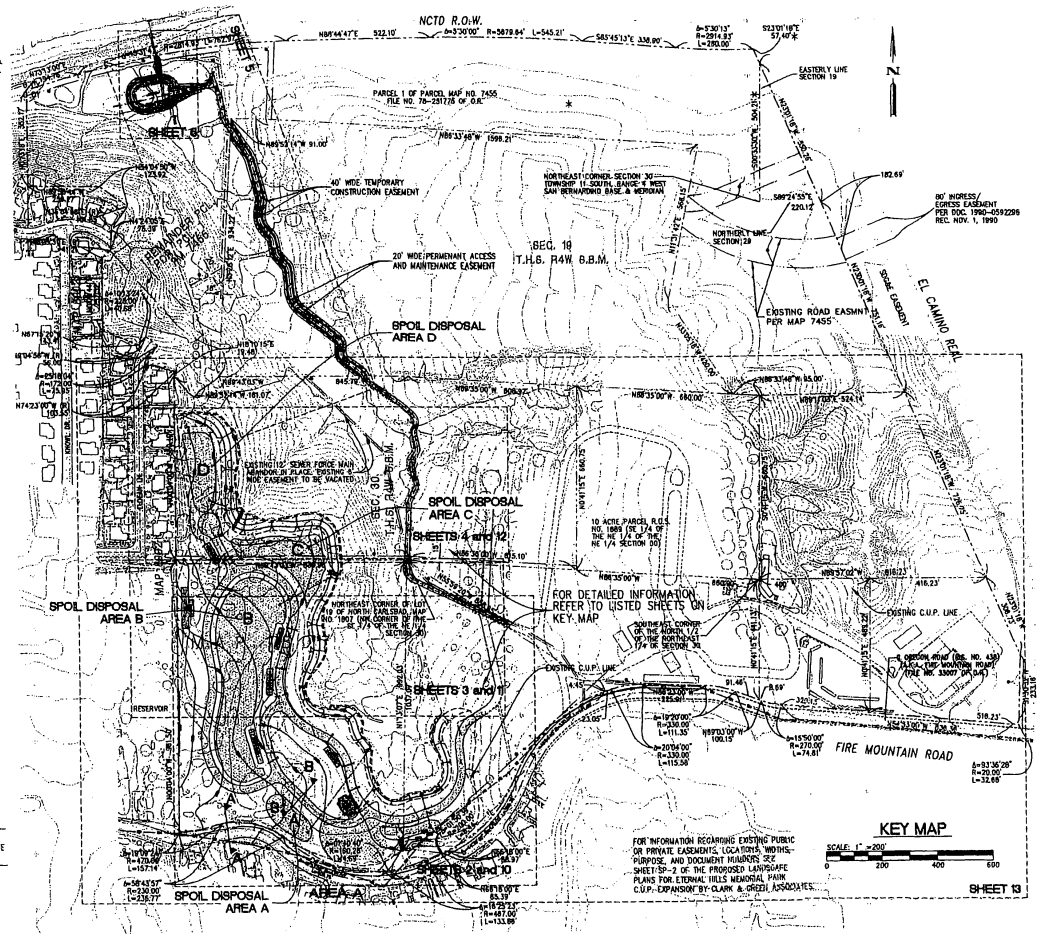
TAIT CONSULTING, INC.
BRUCE TAIT, PE.
702 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
FOR CORRECTIONS IN TOPOGRAPHY IN THE GRAVE SPOIL DISPOSAL AREAS AND OTHER GRADING IMPROVEMENTS. JANUARY 2005.

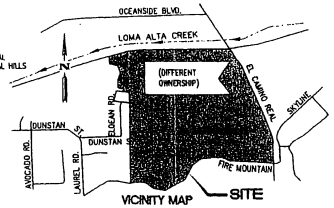
GEOLOGICAL STUDY:

CHRISTIAN WHEELER ENGINEERING
4925 MERCURY STREET
SAN DIEGO, CA 92111
"REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION" PREPARED FOR ETERNAL HILLS MEMORIAL PARK
REPORT DATED FEBRUARY 12, 2004.
PHONE 858-496-9760
FAX 858-496-9758

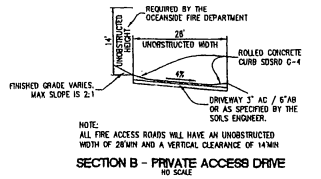
HYDROLOGY STUDY:

KFM ENGINEERING
RICHARD WILSON, PE.
DATED SEPTEMBER 2006
26672 TOWN CENTRE DRIVE,
SUITE 300
FOOTHILL RANCH, CA 92610
PHONE (949) 580-3838
FAX (949) 580-3837



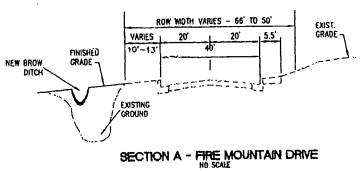


VICINITY MAP



NOTE:
ALL FIRE ACCESS ROADS WILL HAVE AN UNOBSTRUCTED WIDTH OF 28'MIN AND A VERTICAL CLEARANCE OF 14'MIN

SECTION B - PRIVATE ACCESS DRIVE
NO SCALE



SECTION A - FIRE MOUNTAIN DRIVE
NO SCALE

LEGEND

SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING LOT LINE
	EXIST. EASEMENT LINE
	20' WIDE PERMANENT ACCESS & MAINTENANCE EASEMENT
	25' WIDE TEMPORARY CONSTRUCTION EASEMENT
	EXIST EDGE OF PAVEMENT
(23)	EXIST. DIRECTION OF SURFACE FLOW
52	EXIST. CONTOUR
W	EXISTING WATER
S	EXISTING SEWER
S	EXISTING SEWER ACCESS HOLE
	EXIST FIRE HYDRANT
	EXISTING FENCE
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXISTING STORM DRAIN
	EXISTING CURB AND GUTTER
	EXISTING CURB INLET
	EXISTING OVERHEAD WIRES
	LIMITS OF GRADING
	LIMITS OF DISTURBANCE
	CUT AND FILL CONTACT LINE
	GRADING PHASE LINE
	GRAVE DIRT DISPOSAL AREAS
	CONSTRUCTION STAGING AREA
	NEW BROW DITCH
	NEW GRASS-LINE BIO-FILTRATION SWALE
	NEW MAUSOLEUM WITH PROPOSED FINISH FLOOR ELEVATION
	NEW SPILLWAY OR ROCK ENERGY DISSIPATOR
	NEW 3'-6" PVC PIPE CULVERT WITH STONE SUMP
	NEW HEADWALL
	NEW 12" DRAIN PIPE AND PERFORATED RISER PER OCSD M-16
	PAVED PRIVATE ACCESS DR & PAVED SEDIMENTATION ACCESS ROADWAY (3" AC/6" CLASS 2 A.B. MIN)
260	NEW 2' INTERVAL CONTOURS
	TOP OF SLOPE UNIT LINE
	SLOPE SYMBOL
	BOTTOM OF SLOPE UNIT LINE

ABBREVIATIONS

HP	HIGH POINT
CO	CLEANOUT
ROW	RIGHT OF WAY
TW	TOP OF WALL
BW	BOTTOM OF WALL
EVC	END VERTICAL CURVE
BVC	BEGIN VERTICAL CURVE
PVC	POINT OF INTERSECTION ON VERTICAL CURVE
LF	LINEAR FOOT
MH	MANHOLE
SD	STORM DRAIN
FH	FIRE HYDRANT
VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
OSD	OCEANSIDE STANDARD DRAWING
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWING
I.D.	INSIDE DIAMETER
S.F.	SQUARE FEET
PP	POWER POLE

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. 32247
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA
7/18/07

TAIT
CONSULTING, INC
702 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1156

D-24-06 / C-13-99 rev

REVISIONS	DATE	BY
PREPARED	9/20/05	B.A.T.
REVISED SEPTEMBER 2006	9/6/06	B.A.T.
REVISED JANUARY 2007	1/9/07	B.A.T.
REVISED APRIL 2007	3/23/07	B.A.T.
REVISED JUNE 2007		B.A.T.

THE CITY OF OCEANSIDE, CALIFORNIA

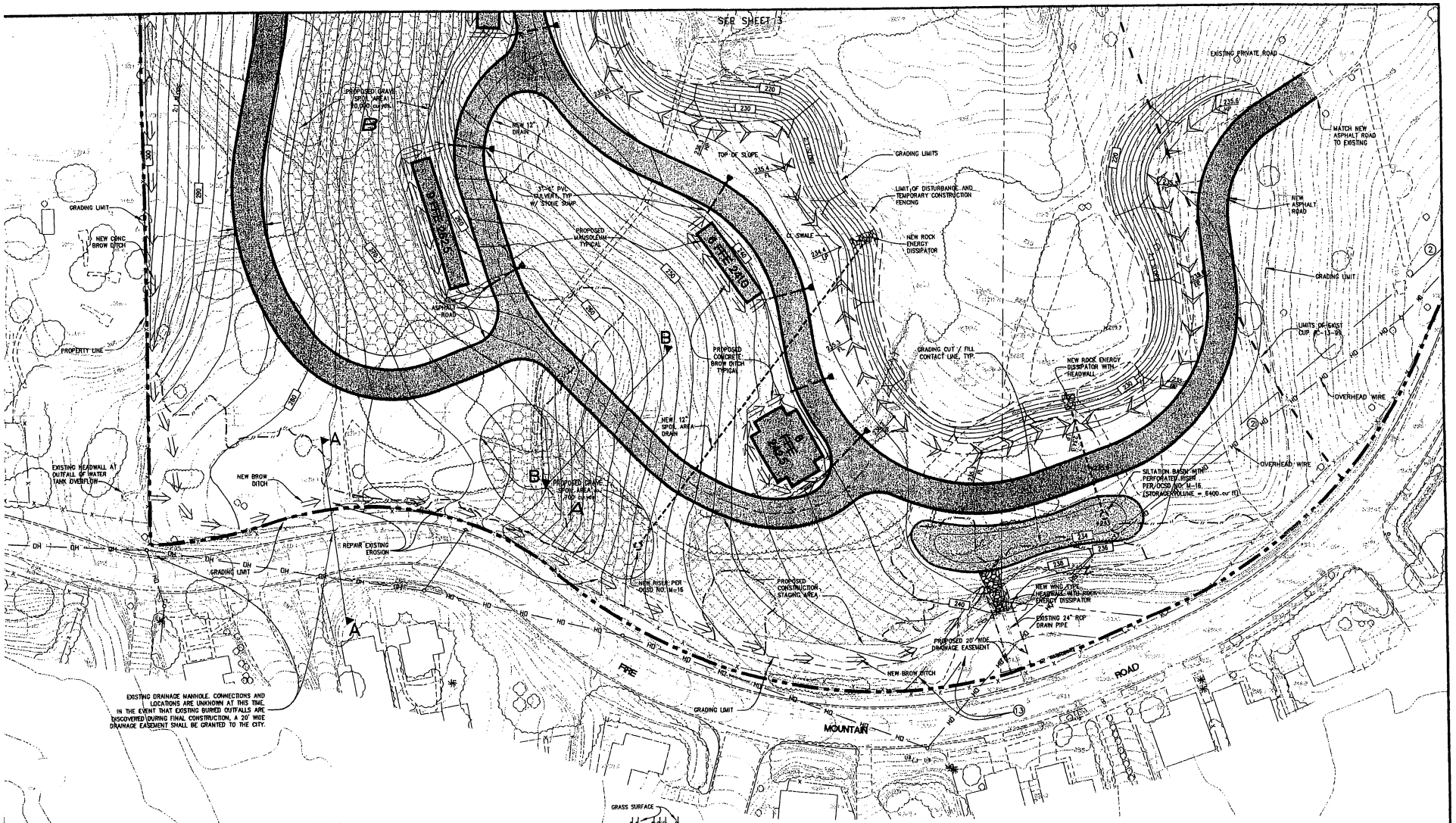
ETERNAL HILLS CEMETERY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

COVER SHEET

SHEET 1 OF 13

ATTACHMENT

RECEIVED
JUL 24 2007
Planning Department



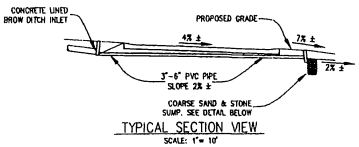
EASEMENT DESCRIPTION:

CENTERLINE OF 2' WIDE SDG&E EASEMENT
(2) RECORDED ON 9-15-49 IN BOOK 3319, PAGE 272 OF O.R.

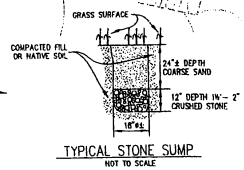
ROAD EASEMENT NORTH CARLSBAD MAP 1807 &
(13) ROAD SURVEY NO. 438. VARIABLE DIMENSIONS. PURPOSE OF EASEMENT UNKNOWN.

EROSION CONTROL:

SEE SHEET 5 FOR EROSION CONTROLS AND SEDIMENTATION CONTROLS FOR THE SEDIMENTATION BASIN ACCESS ROADWAY, SEDIMENTATION BASIN, AND PROPOSED GRADED AREAS.

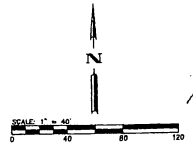


TYPICAL SECTION VIEW
SCALE: 1" = 10'



TYPICAL STONE SUMP
NOT TO SCALE

BROW DITCH AND CULVERT DETAIL
SCALE: 1" = 10'



REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA
1/16/07

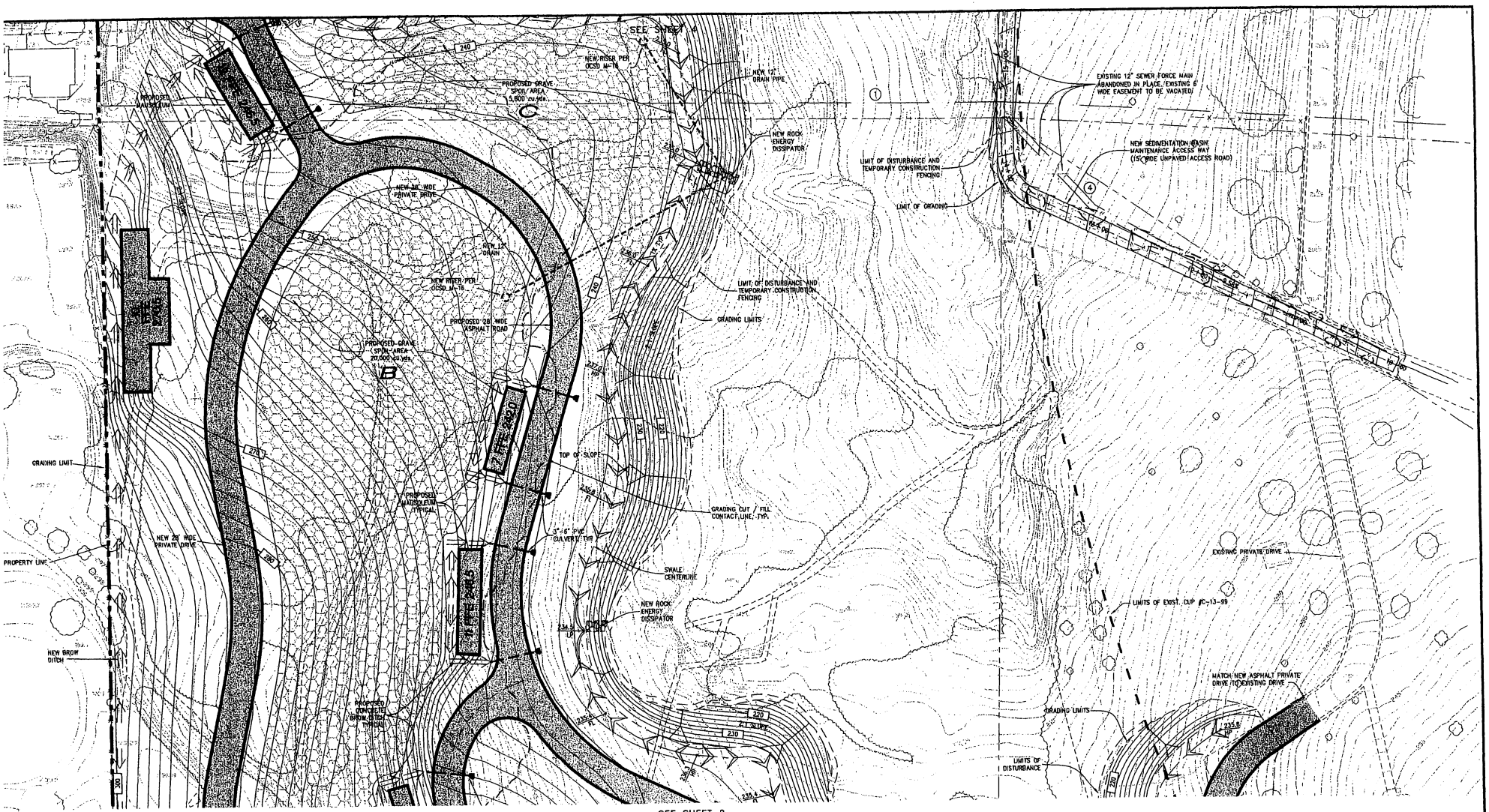
TAIT CONSULTING, INC.
709 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1184

D-24-06 / C-13-99 rev

THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

SHEET 2 OF 15



EASEMENT DESCRIPTION:

(1) 15' WIDE PUBLIC UTILITY EASEMENT RECORDED ON 12-26-47 IN BOOK 2592, PAGE 355 OF THE O.R.

(4) 12" SEWER FORCE MAIN EASEMENT. EASEMENT GRANTED TO THE CITY OF OCEANSIDE. RECORDED ON 2-11-60 AS FILE NO. 28926 OF O.R. EXISTING 12" SEWER FORCE MAIN ABANDONED IN PLACE. EXISTING EASEMENT TO BE VACATED.

EROSION CONTROL:

SEE SHEET 5 FOR EROSION CONTROLS AND SEDIMENTATION CONTROLS FOR THE SEDIMENTATION BASIN ACCESS ROADWAY, SEDIMENTATION BASIN, AND PROPOSED GRADED AREAS.

N

SCALE: 1" = 40'
0 40 80 120

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/02 CIVIL STATE OF CALIFORNIA
7/12/01

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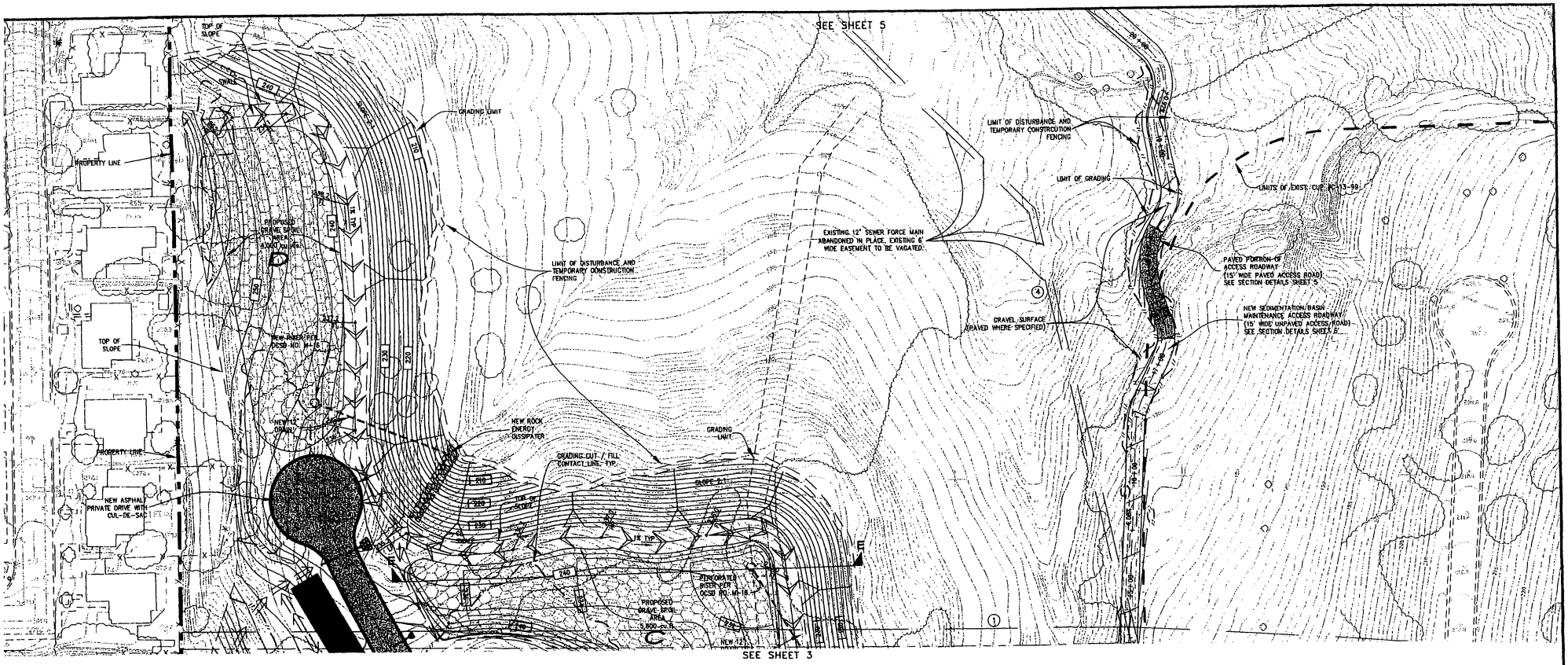
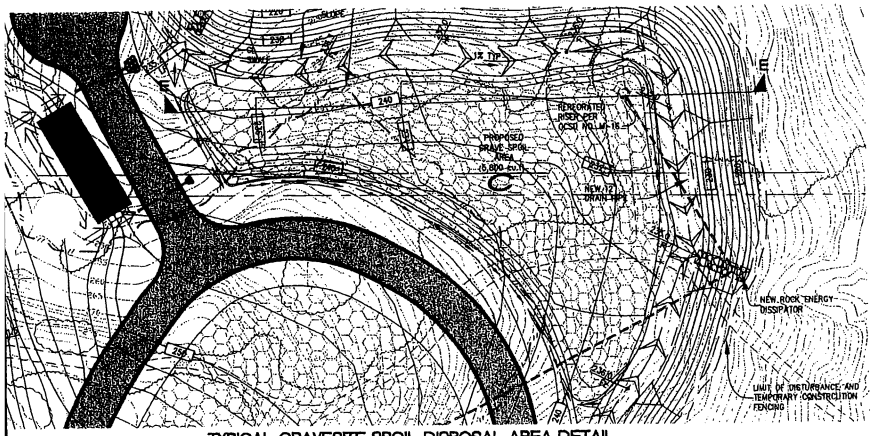
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

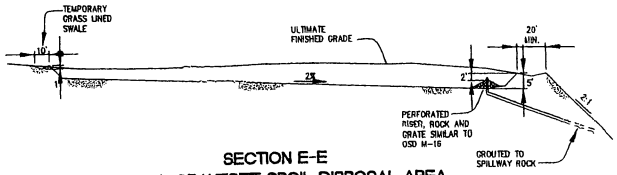
SHEET 3 OF 15





TYPICAL GRAVESITE SPOIL DISPOSAL AREA DETAIL

SCALE: 1" = 40' HORIZ



SECTION E-E

TYPICAL GRAVESITE SPOIL DISPOSAL AREA

SCALE: 1" = 40' HORIZ
1" = 20' VERT

EASEMENT DESCRIPTION:

(1) 15' WIDE PUBLIC UTILITY EASEMENT RECORDED ON 12-26-47 IN BOOK 2592, PAGE 355 OF THE O.R.

12" SEWER FORCE MAIN EASEMENT. EASEMENT GRANTED TO THE CITY OF OCEANSIDE. RECORDED ON 2-11-60 AS FILE NO. 28926 OF O.R.

(4) EXISTING 12" SEWER FORCE MAIN ABANDONED IN PLACE. EXISTING EASEMENT TO BE VACATED.

EROSION CONTROL:

SEE SHEET 5 FOR EROSION CONTROLS AND SEDIMENTATION CONTROLS FOR THE SEDIMENTATION BASIN ACCESS ROADWAY, SEDIMENTATION BASIN, AND PROPOSED GRADED AREAS.

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Phone: 760-433-1168

N

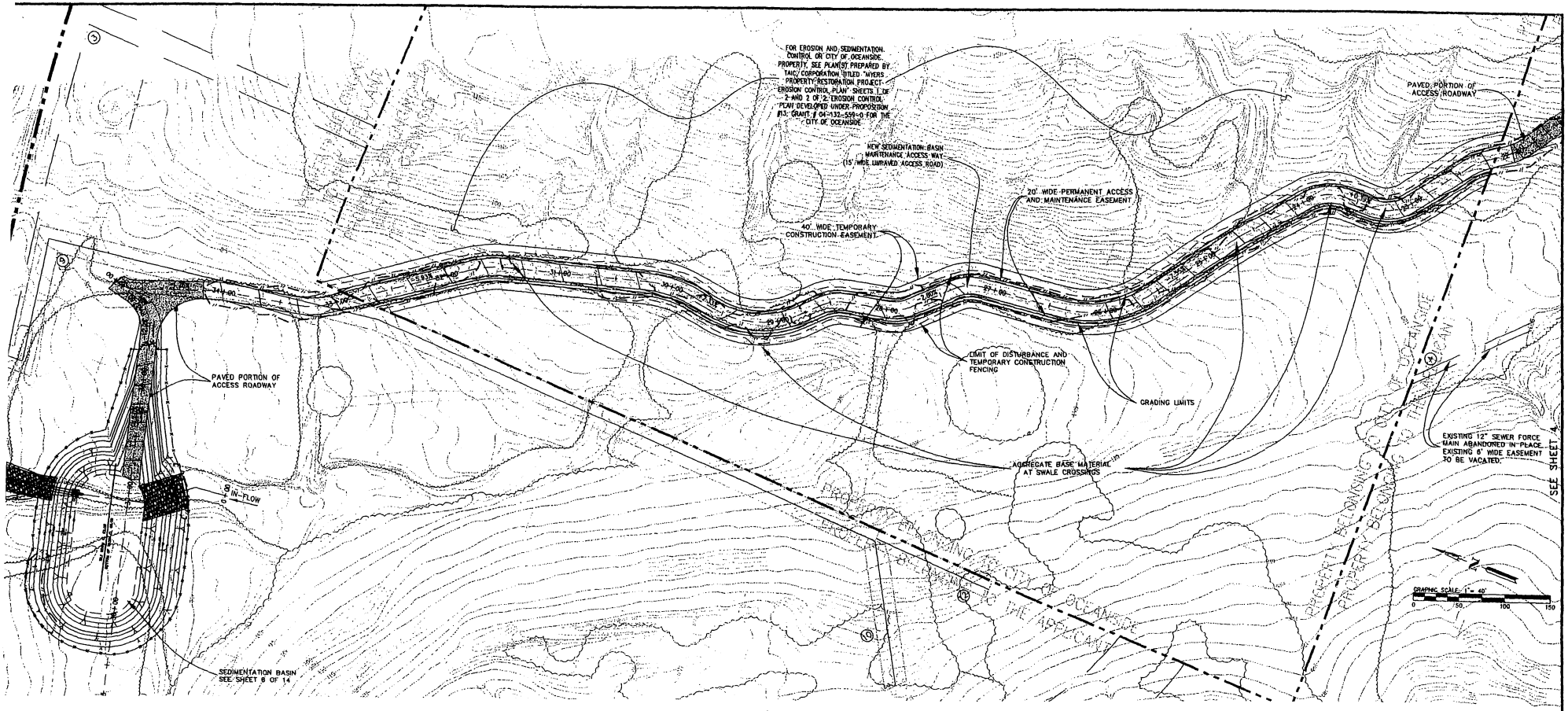
SCALE: 1" = 40'
0 40 80 120

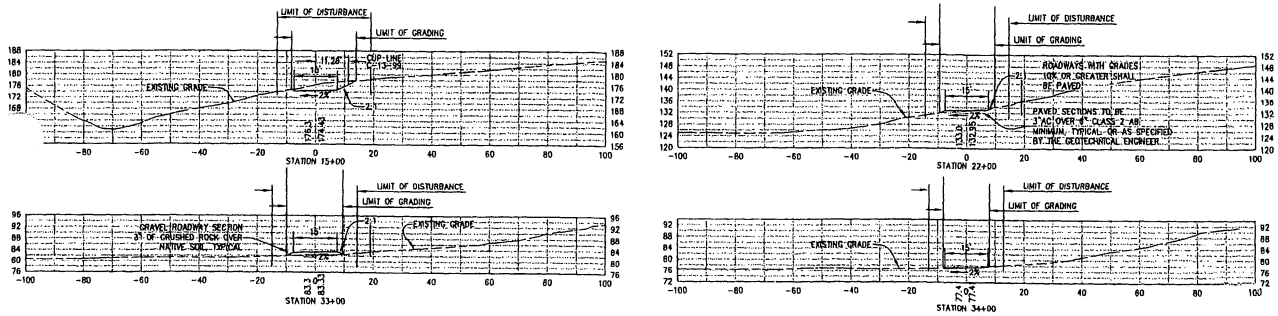
D-24-06 / C-13-99 rev

THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

SHEET 4 OF 15





SEDIMENTATION BASIN MAINTENANCE ACCESS WAY CROSS SECTION DETAILS

SCALE: 1" = 20'

EROSION CONTROL:

EROSION AND SEDIMENTATION CONTROL FOR THE SEDIMENTATION BASIN AREA, ACCESS ROADWAY, & PROPOSED GRADED AREAS THROUGHOUT SHALL BE PER AN EROSION CONTROL PLAN PREPARED AND APPROVED WITH THE GRADING PLANS FOR PHASE 1.

EROSION AND SEDIMENTATION CONTROLS SHALL CONSIST OF PLACING SILT FENCE, GRAVEL BAGS, FIBER ROLLS, AND/OR SLOPE PROTECTION ETC.

EASEMENT DESCRIPTION:

APPROXIMATE LOCATION OF SDG&E EASEMENT RECORDED ON 4-11-51 IN BOOK 4049, PAGE 91 OF O.R.

(3) 12" SEWER FORCE MAIN EASEMENT. EASEMENT GRANTED TO THE CITY OF OCEANSIDE. RECORDED ON 2-11-60 AS FILE NO. 28926 OF O.R.

(4) EXISTING 12" SEWER FORCE MAIN ABANDONED IN PLACE. EXISTING EASEMENT TO BE VACATED.

(9) 20' WIDE DRAINAGE AND SEWER EASEMENT GRANTED TO THE CITY OF OCEANSIDE. RECORDED 12-4-81 AS FILE/PAGE NO. 81-381715 OF O.R.

(10) 20' WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF OCEANSIDE RECORDED ON 12-4-81 AS FILE/PAGE NO. 381716 OF O.R.

(12) 15' WIDE SEWER AND WATER EASEMENT FILE GRANTED TO THE CITY OF OCEANSIDE. RECORED ON 12-4-81 AS FILE/PAGE NO. 18-318718 OF O.R.

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA

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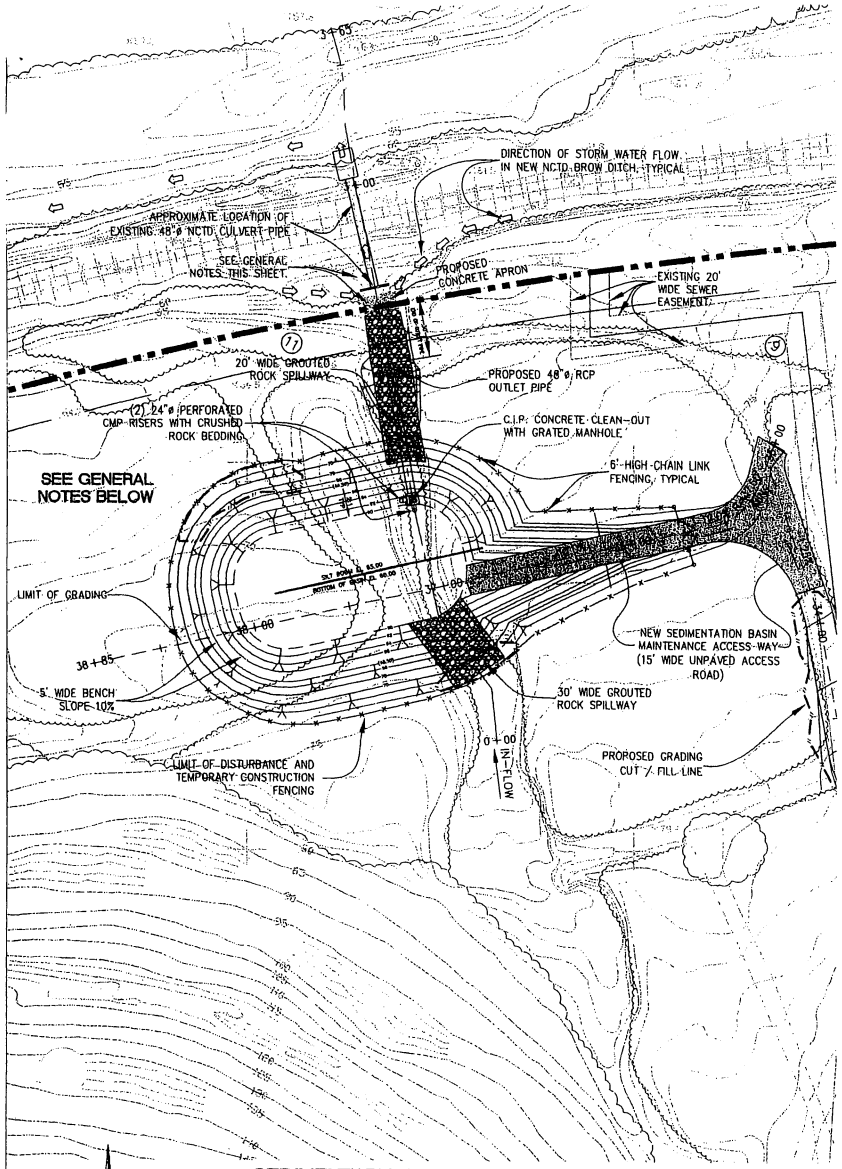
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

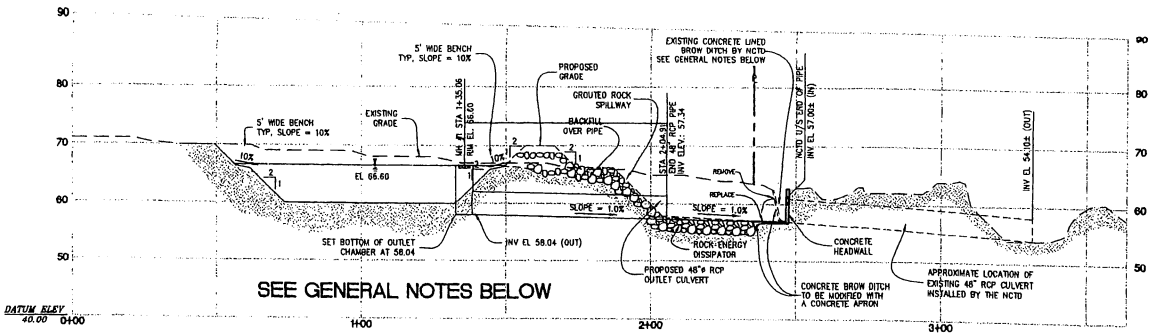
SHEET 5 OF 15



SEDIMENTATION BASIN PLAN VIEW

SCALE 1" = 30'

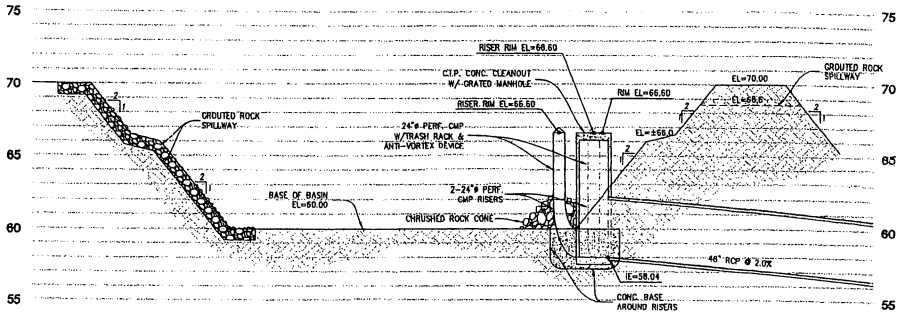
SCALE: 1" = 30'



SEDIMENTATION BASIN PROFILE

SCALE: HORZ: 1" = 20'
VERT: 1" = 10'

SCALE: 1" = 20'



CLEANOUT AND RISERS DETAIL

SCALE: HOR. 1" = 10'
VERT. 1" = 4'

SCALE: 1" = 10'

GENERAL NOTES

GRADING NOTES:

PRIOR TO THE ISSUANCE OF A GRADING PERMIT REQUIRING WORK WITHIN NCTD RIGHT OF WAY, THE APPLICANT SHALL;

1 PROVIDE CALCULATIONS AND DESIGN FOR SUBJECT IMPROVEMENTS TO THE SATISFACTION OF THE NCTD PER NCTD LETTER DATED 22 MAY 2007.

2 OBTAIN RIGHT OF WAY PERMIT OR OTHER DOCUMENTATION AS REQUIRED BY THE NCTD.

EROSION CONTROL:

SEE SHEET 5 FOR EROSION CONTROLS AND SEDIMENTATION CONTROLS FOR THE SEDIMENTATION BASIN ACCESS ROADWAY, SEDIMENTATION BASIN, AND PROPOSED GRADED AREAS.

EASEMENT DESCRIPTION:

20' WIDE DRAINAGE AND SEWER EASEMENT GRANTED TO THE CITY
(9) OF OCEANSIDE. RECORDED ON 12-4-81 AS FILE/PAGE NO. 81 381715 OF O.R

15' WIDE SEWER EASEMENT GRANTED TO
(11) THE CITY OF OCEANSIDE. RECORDED AS FILE/PAGE NO. 81-381717 OF O.R.

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA 7/16/07

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D-24-06 / C-13-99 rev

THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

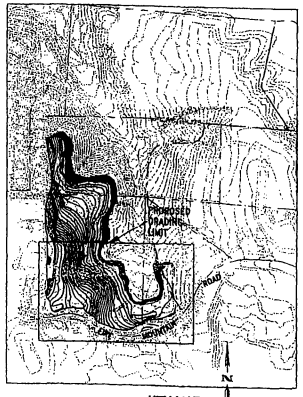
SHEET 6 OF 15

VEGETATION SYMBOL LEGEND

BS	BACCHARIS SCRUB
DEV	DEVELOPED
DCSS	DIEGAN COASTAL SAGE SCRUB
DCSS-D	DIEGAN COASTAL SAGE SCRUB-DISTURBED
DH	DISTURBED HABITAT
EW-W	EMERGENT WETLAND
MFB	MULE FAT SCRUB
NNG	NON-NATIVE GRASSLAND
NNV	NON-NATIVE VEGETATION
SWS	SOUTHERN WILLOW SCRUB

SOURCE OF EXISTING PLANT COMMUNITIES INFORMATION

HELIX ENVIRONMENTAL PLANNING, INC.
8100 LA MESA BOULEVARD, SUITE 150
LA MESA, CALIFORNIA, 91941-6476
PHONE: (619) 462-1515
DATED: APRIL, 2005



KEY MAP
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. 32247
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA
1/6/07

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THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

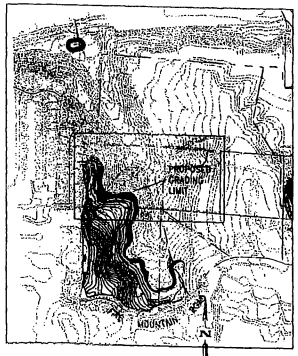
SHEET 7 OF 15

VEGETATION SYMBOL LEGEND

BB	BACCHARIS SCRUB
BB-D	BACCHARIS SCRUB-DISTURBED
DEV	DEVELOPED
DCSS	DIEGAN COASTAL SAGE SCRUB
DCSS-D	DIEGAN COASTAL SAGE SCRUB-DISTURBED
DH	DISTURBED HABITAT
EM-W	EMERGENT WETLAND
EW	EUCALYPTUS WOODLAND
MFS	MULE FAT SCRUB
NNQ	NON-NATIVE GRASSLAND
NNV	NON-NATIVE VEGETATION
SAWR	SOUTHERN ARROYO WILLOW RIPARIAN
SAWRF	SOUTHERN ARROYO WILLOW RIPARIAN FOREST
SWS	SOUTHERN WILLOW SCRUB

SOURCE OF EXISTING PLANT COMMUNITIES INFORMATION

HELIX ENVIRONMENTAL PLANNING, INC.
8100 LA MESA BOULEVARD, SUITE 150
LA MESA, CALIFORNIA, 91941-6476
PHONE: (619) 462-1515
DATED: APRIL, 2005



KEY MAP
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. 32247
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA

7/16/07

TAIT CONSULTING INC
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Phone: 760-439-1166

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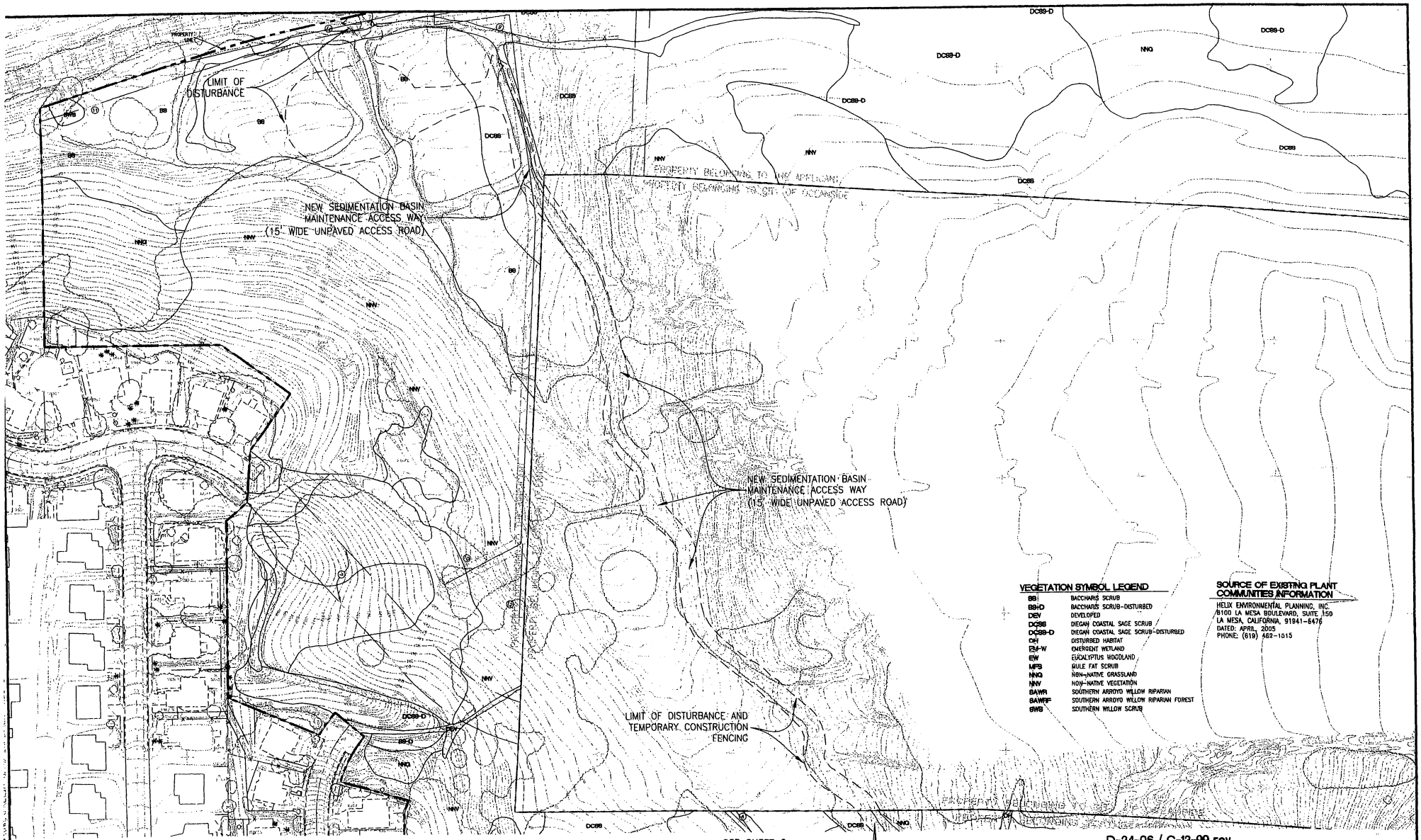
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

SHEET 8 OF 15



VEGETATION SYMBOL LEGEND

BB	BACCHARIS SCRUB
BB-D	BACCHARIS SCRUB-DISTURBED
DEV	DEVELOPED
DCSS	DIEGAN COASTAL SAGE SCRUB
DCSS-D	DIEGAN COASTAL SAGE SCRUB-DISTURBED
DH	DISTURBED HABITAT
EM-W	EMERGENT WETLAND
EW	EUCALYPTUS WOODLAND
MFS	MULE FAT SCRUB
NNG	NON-NATIVE GRASSLAND
NNV	NON-NATIVE VEGETATION
SAWR	SOUTHERN ARROYO WILLOW RIPARIAN
SAWRF	SOUTHERN ARROYO WILLOW RIPARIAN FOREST
SWB	SOUTHERN WILLOW SCRUB

SOURCE OF EXISTING PLANT COMMUNITIES INFORMATION

HELIX ENVIRONMENTAL PLANNING, INC.
8100 LA MESA BOULEVARD, SUITE 150
LA MESA, CALIFORNIA, 91941-6476
DATED: APRIL, 2005
PHONE: (619) 462-1515

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
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Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA
7/16/07

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102 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1160

D-24-06 / C-13-99 rev

THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

SHEET 9 OF 15

EROSION CONTROL NOTES:

1) CLEARED AREAS OUTSIDE OF PHASE 1a TO BE HYDROSEEDED AND PROTECTED WITH EROSION CONTROL DEVICES SUCH AS GRAVEL BAGS, SILT FENCES, OR FIBER ROLLS PER EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN (TO BE PREPARED AND REVIEWED WITH THE GRADING PERMIT DRAWINGS).
2) FOR PROPOSED GRAVE SITE SPOIL DISPOSAL AREAS, SEE SHEETS 2 & 3.

N

SCALE: 1" = 40'
0 40 80 120

REGISTERED PROFESSIONAL ENGINEER
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Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA
7/16/07

TAIT CONSULTING, INC.
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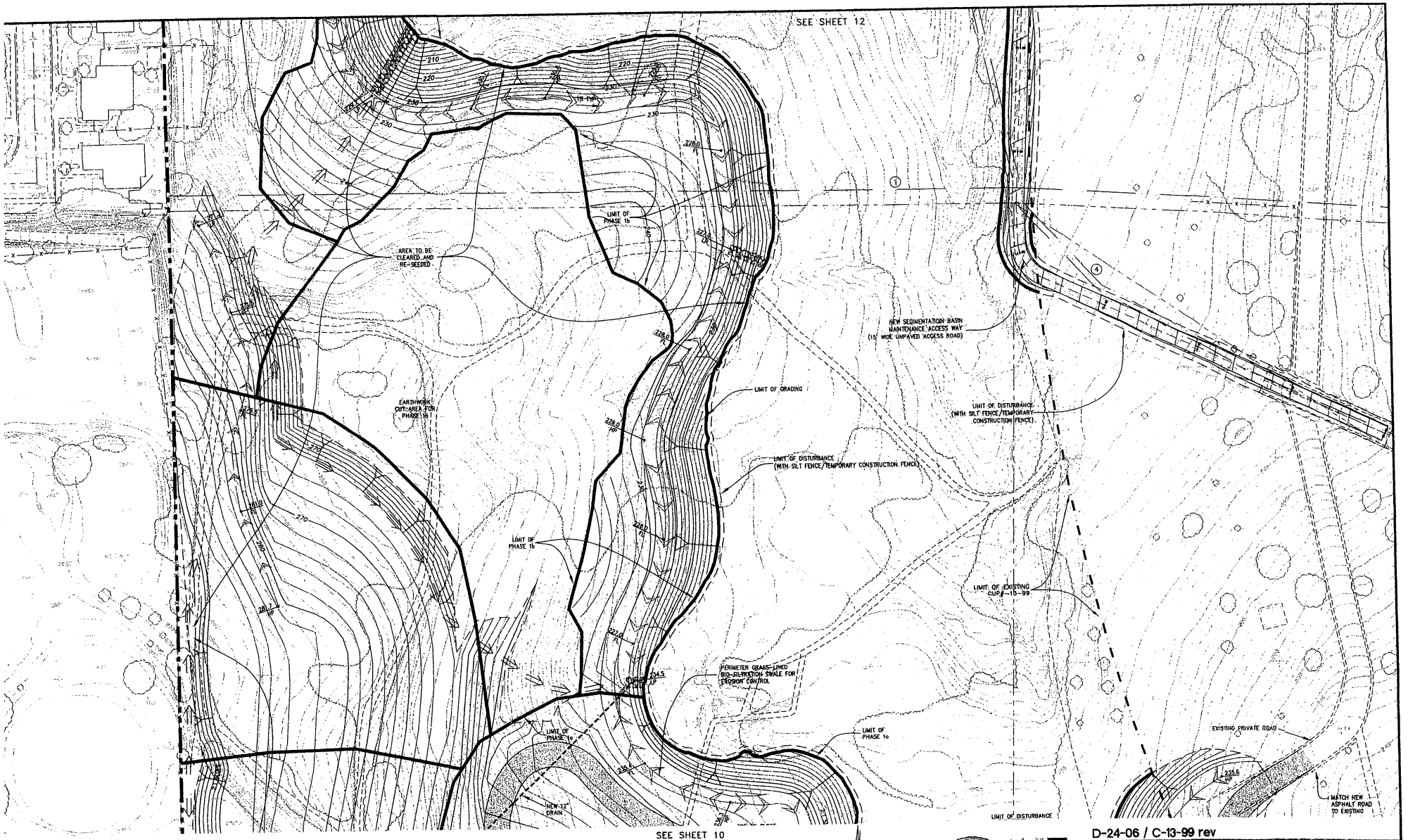
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

PHASE 1a

SHEET 10 OF 15



EROSION CONTROL NOTES:

1) CLEARED AREAS OUTSIDE OF PHASE 1a TO BE HYDROSEEDED AND PROTECTED WITH EROSION CONTROL DEVICES SUCH AS GRAVEL BAGS, SILT FENCES, OR FIBER ROLLS PER EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN (TO BE PREPARED AND REVIEWED WITH THE GRADING PERMIT DRAWINGS).
2) FOR PROPOSED GRAVE SITE SPOIL DISPOSAL AREAS, SEE SHEETS 2 & 3.

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA 7/10/07

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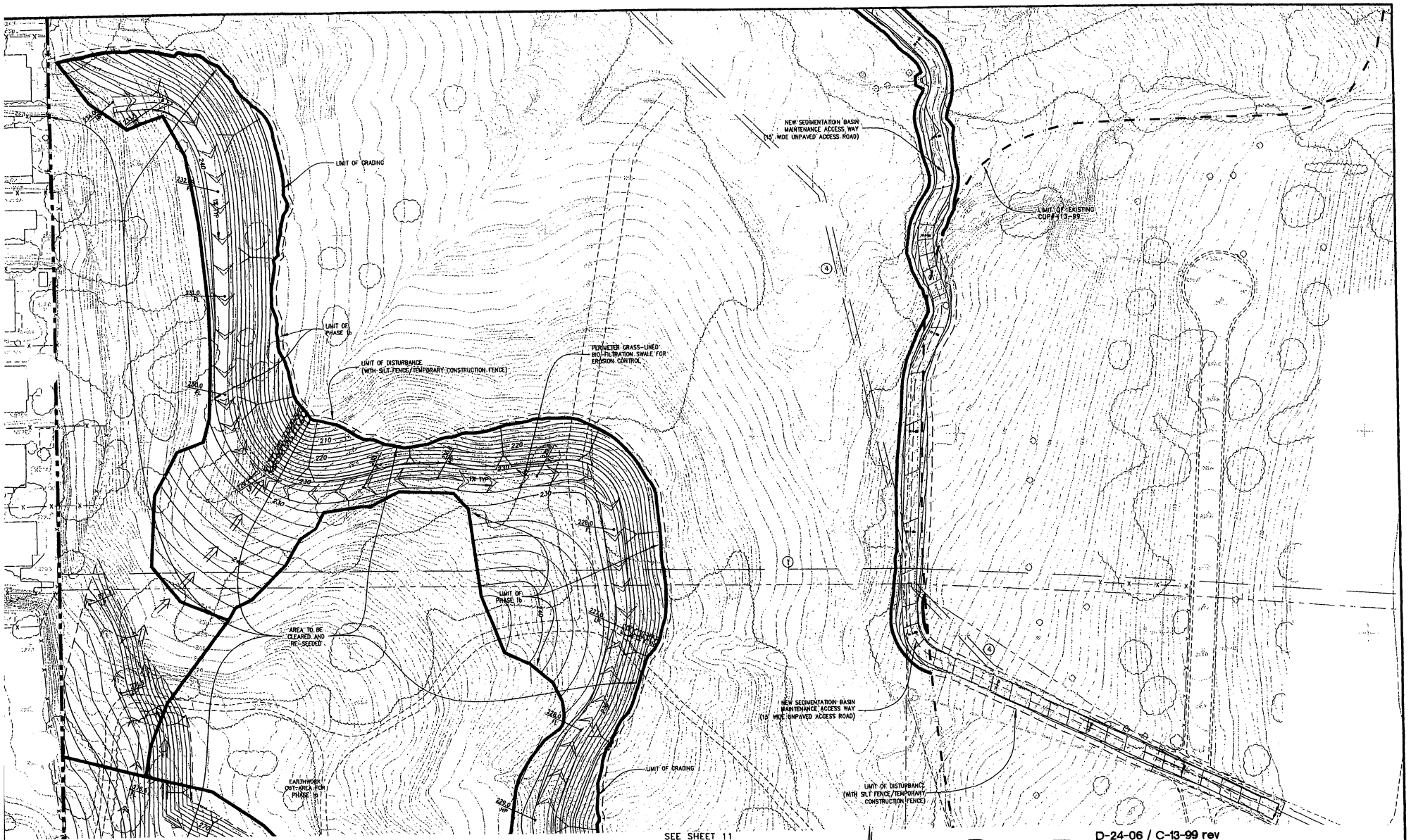
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

PHASE 1a

SHEET 11 OF 15



SEE SHEET 11

EROSION CONTROL NOTES:

1) CLEARED AREAS OUTSIDE OF PHASE 1a TO BE HYDROSEEDED AND PROTECTED WITH EROSION CONTROL DEVICES SUCH AS GRAVEL BAGS, SILT FENCES, OR FIBER ROLLS PER EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN (TO BE PREPARED AND REVIEWED WITH THE GRADING PERMIT DRAWINGS).
2) FOR PROPOSED GRAVE SITE SPOIL DISPOSAL AREAS, SEE SHEETS 2 & 3.

GENERAL NOTE

THE SEDIMENTATION BASIN AND THE ACCESS ROAD ARE INCLUDED IN PHASE 1 AND ARE AS SHOWN ON SHEETS 5 & 6.

SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA 7/6/07

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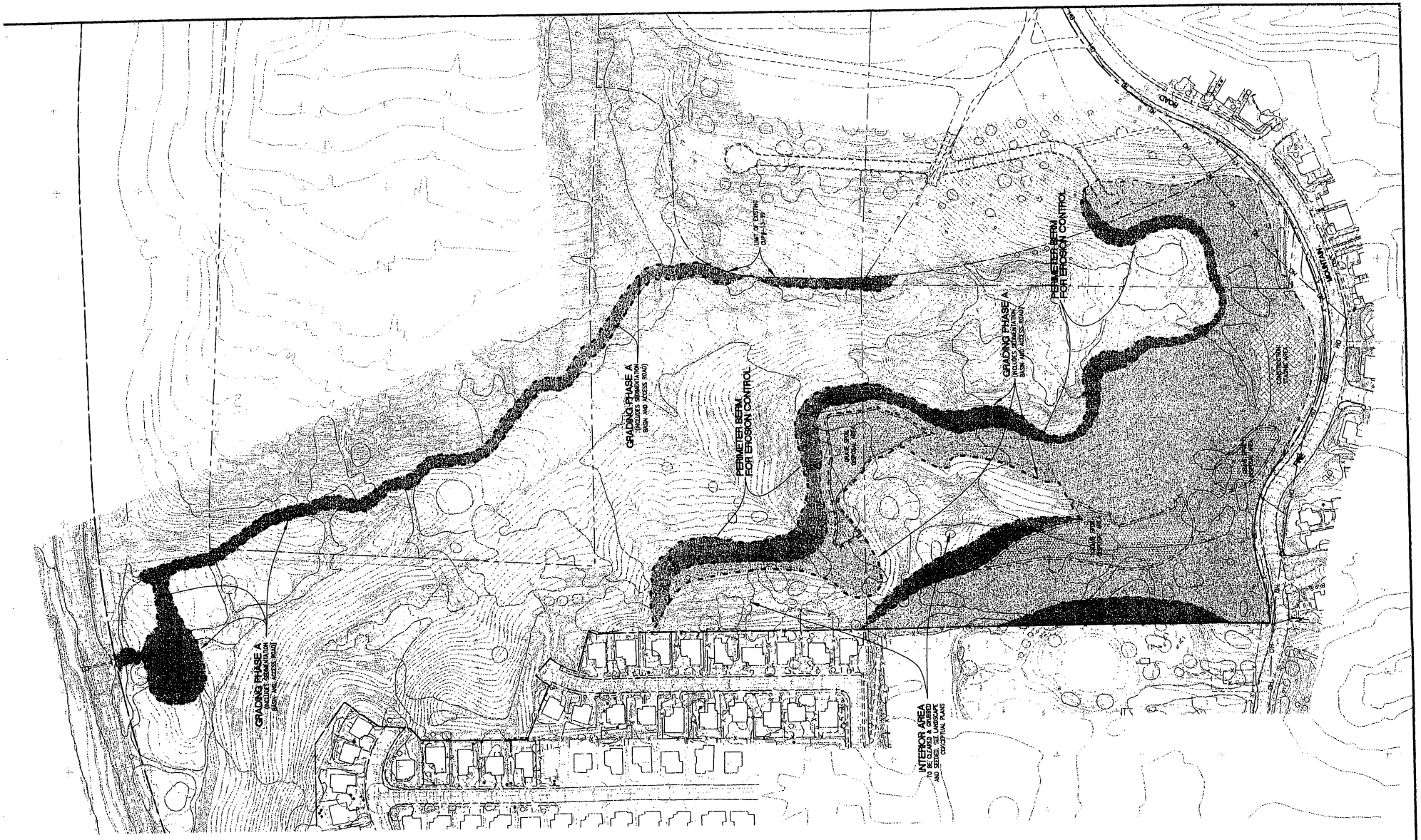
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

PHASE 1a

SHEET 12 OF 15



GENERAL NOTE

THE SEDIMENTATION BASIN AND THE ACCESS ROAD ARE INCLUDED IN PHASE 1 AND ARE AS SHOWN ON SHEETS 5 & 6.

GRAPHIC SCALE: 1" = 100'

0 100 200 300 400

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. 32247
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA

7/16/07

TAIT CONSULTING, INC.
[illegible] Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1166

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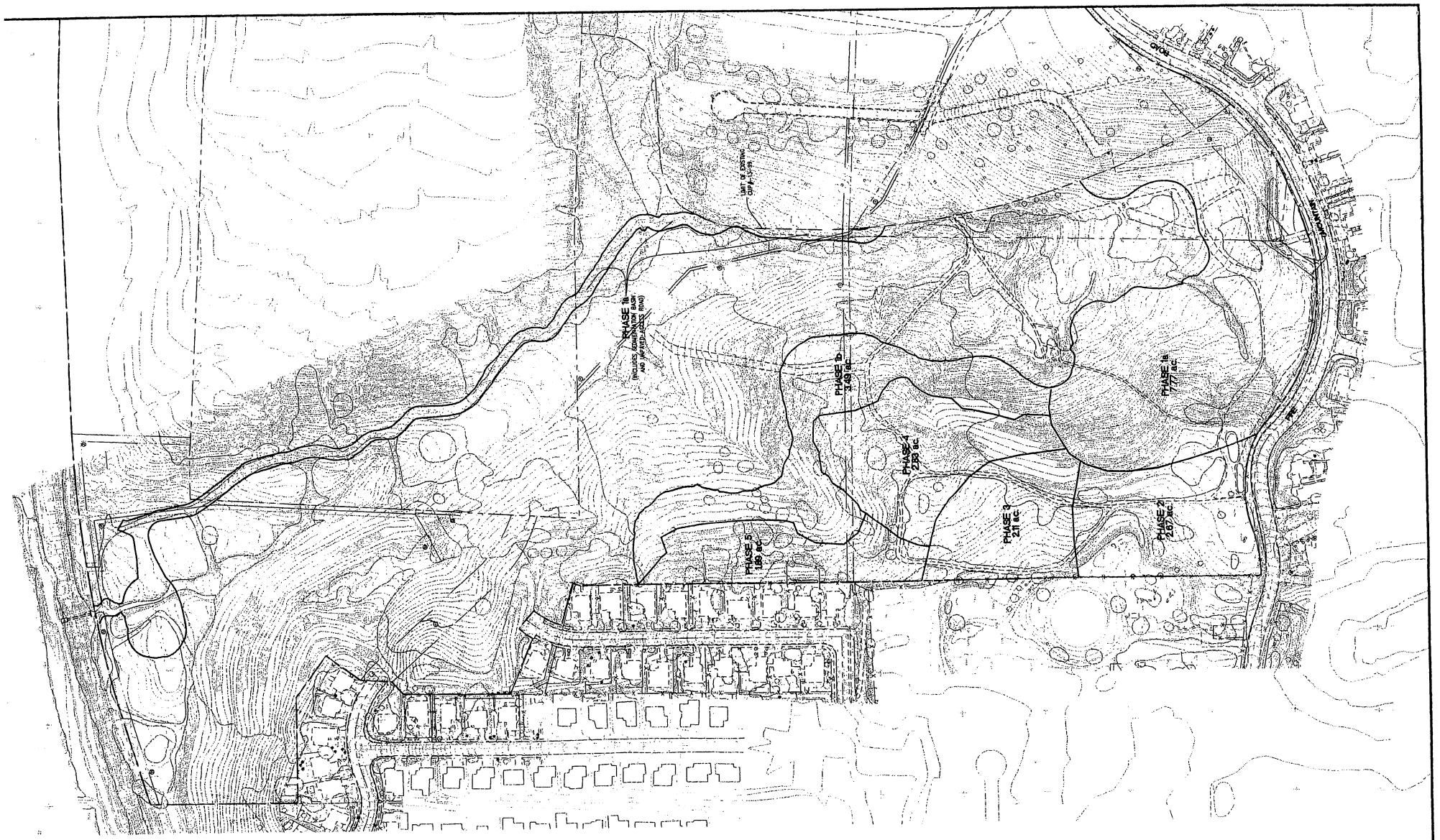
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

PHASE A GRADING
DEVELOPMENT PLAN

SHEET 14 OF 15



GENERAL NOTE

THE SEDIMENTATION BASIN AND THE ACCESS ROAD ARE INCLUDED IN PHASE 1 AND ARE AS SHOWN ON SHEETS 5 & 6.

GRAPHIC SCALE: 1" = 100'

0 100 200 300 400

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA

7/16/07

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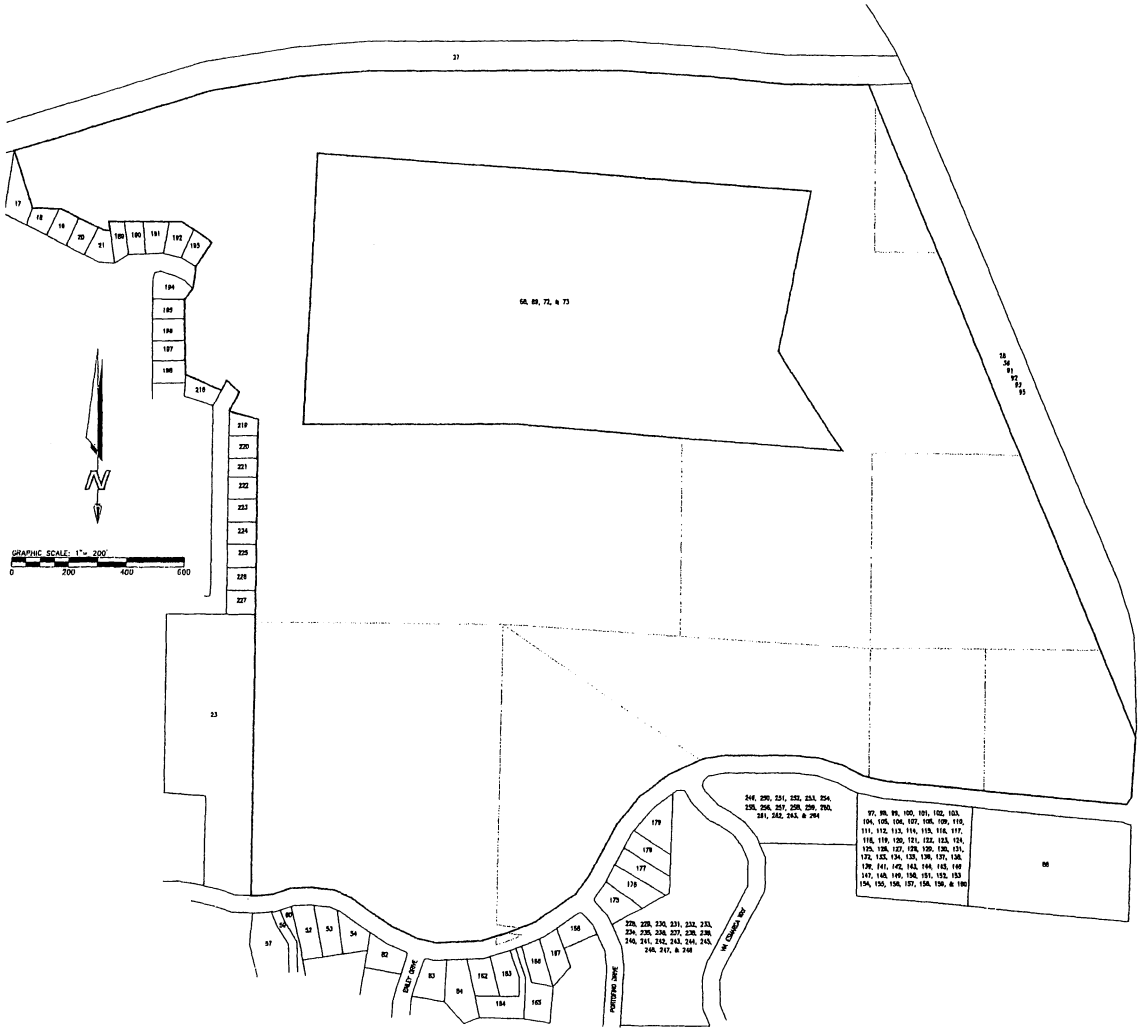
THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

GRAVE SITE DEVELOPMENT PHASING PLAN

SHEET 13 OF 15



LOT	APN	OWNER
17	151-255-08-00	MURRY MARILYN J
18	151-255-09-00	TORST ROBERT H. & MURIEL J TRS
19	151-255-10-00	LOPEZ PAUL E.
20	151-255-11-00	VALALOBOS CHRISTOPHER
23	151-260-32-00	BANCOFT FAMILY TRUST 11-07-05
26	162-031-06-00	SAN DIEGO GAS & ELECTRIC CO.
27	162-031-07-00	NORTH SAN DIEGO COUNTY TRANSIT
36	162-050-30-00	SAN DIEGO GAS & ELECTRIC
52	165-020-38-00	
53	165-020-39-00	
54	165-020-40-00	
57	165-020-76-00	
59	165-020-80-00	
60	165-020-81-00	
68	165-040-13-01	CITY OF OCEANSIDE
69	165-040-13-02	CITY OF OCEANSIDE
72	165-040-22-01	CITY OF OCEANSIDE
73	165-040-22-02	CITY OF OCEANSIDE
82	165-340-09-00	BURBANK CHRISTOPHER
83	165-340-10-00	HANSEN JOHN M & LAURA M
84	165-340-11-00	WHITEHOUSE JOAN
88	165-430-10-00	FIRST PRESBYTERIAN CHURCH OF OCEANSIDE
91	165-430-14-00	SAN DIEGO GAS & ELECTRIC
92	165-430-15-00	SAN DIEGO GAS & ELECTRIC
93	165-430-16-00	SAN DIEGO GAS & ELECTRIC
95	165-430-19-00	SAN DIEGO GAS & ELECTRIC
97	165-430-29-01	BINKIER RONNIE D
98	165-430-29-02	DOLPHIN TROY R & DEANINE R
99	165-430-29-03	HANES TREVOR
100	165-430-29-04	SINGH JASPAUL & SATINDER
101	165-430-29-05	COURON TROY R
102	165-430-29-06	SCALO MICHAEL J & LANA R
103	165-430-29-07	TAMAYO JOSE
104	165-430-29-08	CUTOWSKI FAMILY TRUST 04-25-05
105	165-430-29-09	BACON CARI
106	165-430-29-10	KAFKA ALICE F
107	165-430-29-11	SNELLER KE
108	165-430-29-12	REDMAN ROGER & CHRISTINE
109	165-430-29-13	SPRAGUE EILEEN
110	165-430-29-14	MAY KATHLEEN S
111	165-430-29-15	PARKER PATRICIA REVOCABLE TRUST 03-23-01
112	165-430-29-16	KAAAU JARRET, DENIELLE E, JOSWIG BILL C, MARY E
113	165-430-29-17	NOVACEK JOHN
114	165-430-29-18	YOUNG RUSSELL L & KATHLEEN P. TRUST
115	165-430-29-19	STRUGGLES DONALD B
116	165-430-29-20	HEAD THELMA
117	165-430-29-21	SCHOTT DOROTHY J LIVING TRUST
118	165-430-29-22	SLABBEKORN RAY B JR
119	165-430-29-23	VALIGHT DANIEL M
120	165-430-29-24	ROBERTS TOBY K TRUST 08-23-04
121	165-430-29-25	KORTH SUZAN R
122	165-430-29-26	LORENZ LINDA M
123	165-430-29-27	THANY ERNESTO M
124	165-430-29-28	McDERMOTT JACQUELINE REVOCABLE TRUST,01-20-93
125	165-430-29-29	ROBERTS BEATRICE, RAY D & CABLE WONDA K
126	165-430-29-30	SIMPSON PETER G
127	165-430-29-31	TINNON ELENA M
128	165-430-29-32	GARCIA ALFREDO
129	165-430-29-33	BARRY DIANE M
130	165-430-29-34	DEL MAR INVESTMENTS
131	165-430-29-35	BRONWELL GARY W <DVA>
132	165-430-29-36	LAMPRECHT HEID
133	165-430-29-37	DONAHUE MICHAEL
134	165-430-29-38	MILLS DOROTHY E
135	165-430-29-39	DUELL GODELIEVE M
136	165-430-29-40	BARROSO BENITO JR
137	165-430-29-41	LAZARUS JUDI LIVING TRUST 07-18-97
138	165-430-29-42	KRISOR JULIE R
139	165-430-29-43	HAUSE CHRISTOPHER D & DENA K
141	165-430-29-45	CERVANTES TIMOTHY J & HEATHER S
142	165-430-29-46	ARCHER NILAH Y TRUST 10-23-90
143	165-430-29-47	JANICKI ANDRZEJ & JANINA
144	165-430-29-48	GREENSPAN MONA L
145	165-430-29-49	WIESS LUCIA R
146	165-430-29-50	BECK ZACHARY I, BECK CONRAD & JANET T
147	165-430-29-51	GRINNELL ELFRIED E
148	165-430-29-52	SULLIVAN LINDA

LOT	APN	OWNER
149	165-430-29-53	PETERSON FAMILY 1988 TRUST 07-28-88
150	165-430-29-54	MATSUMOTO MARISSA J
151	165-430-29-55	ROBERTS TOBY K TRUST 08-23-04
152	165-430-29-56	SAVAGE MATTHEW & SUNNIVA
153	165-430-29-57	KAM ALBERT REVOCABLE TRUST 07-08-91
154	165-430-29-58	THORKELSON KEITH
155	165-430-29-59	SOLEE MARLENE TRUST 08-09-03
156	165-430-29-60	RELTH STEVEN L & MARIANE
157	165-430-29-61	PERSAUD CHATEDHARIE & LEELA
158	165-430-29-62	McDERMOTT JACQUELINE TRUST 01-20-93
159	165-430-29-63	BONURA JACK A & PHYLLIS M TRUST 07-15-99
160	165-430-29-64	PARKER SUSAN D
162	165-470-01-00	LOGAN JAMES C
163	165-470-02-00	BALLARD TRUST 12-18-01
164	165-470-03-00	THOMPSON MICHAEL S & MARLENE
165	165-470-04-00	GILMORE KENNETH D & BRENDA A
166	165-470-05-00	PONG KAREN L
167	165-470-06-00	FOSTER FAMILY TRUST 10-18-93
168	165-470-07-00	DAGOSTINO JON A
175	165-470-36-00	LETORNEAU CONSUELO REVOCABLE TRUST 03-08-00
176	165-470-37-00	GUSTKE GERALDINE F FAMILY TRUST 10-31-03
177	165-470-38-00	BERGER R-L TRUST 04-22-04
178	165-470-39-00	ROHRER RUBY J TRUST 09-09-94
179	165-470-40-00	WOODS SCOTT & PETERSEN TERESA
189	165-570-16-00	CROWELL TRUST 12-30-03
190	165-570-17-00	McWORTHER NICOLE S
191	165-570-18-00	KIRBY REVOCABLE TRUST 07-13-95
192	165-570-19-00	FRANKLIN DEVONA TRUST 11-14-03
193	165-570-20-00	GATTRELL ALLEN J
194	165-570-21-00	SOVA FAMILY TRUST 08-31-00
195	165-570-22-00	OLIVAREZ APRIL C (DP) & CASEY IRENE M (DP)
196	165-570-23-00	CASTELLANOS JORGE L & ROSARIO
197	165-570-24-00	ROSE RANDY W
198	165-570-25-00	CHUEN ERIC H & PAM KIM
218	165-570-45-00	GRAHAM CHARLES S & KATHLEEN E
219	165-570-46-00	WHITE MICHAEL B & JENNIFER R
220	165-570-47-00	CONNORTON MICHAEL & CHRISTINE
221	165-570-48-00	PEDERSEN JULIANN
222	165-570-49-00	WILSON JOAN M & TADEMA TIA
223	165-570-50-00	RUSSELL FAMILY TRUST 03-17-05
224	165-570-51-00	CASTRO PABLO M & JOSEPHINE D
225	165-570-52-00	PRESAR CYNTHIA G
226	165-570-53-00	MYERS FAMILY TRUST 08-21-01
227	165-570-54-00	LINDSAY DONALD A
228	165-640-01-55	GUTIERREZ FRANCISCO & MIRNA
229	165-640-01-56	SUNTER CHERYL A
230	165-640-01-57	DICKMAN GARY,VANDERBEN-DICKMAN YOSE M TRUST10-31-05
231	165-640-01-58	MIKLAU J & R TRUST 03-03-97
232	165-640-01-59	CALLEGO RUDOLFO R JR & WINKLER DONNA
233	165-640-01-60	ZYKWA WAYNE R
234	165-640-01-61	JUKOSKI REBECCA
235	165-640-01-62	FOSTER REINIE R & SHERYL K
236	165-640-01-63	CABANISS JAMES T & BICKERTON LINDSAY J
237	165-640-01-64	GALVAN FREDERICK & DEBORAH A
238	165-640-01-65	HROMIAK DAVID N
239	165-640-01-66	OCONNOR KELLY L
240	165-640-01-67	SOMONDS MARK & TAMMY
241	165-640-01-68	HENDRIE RENA C
242	165-640-01-69	WILSON FAMILIY TRUST
243	165-640-01-70	McKISSACK CHARLES R & PATRICIA A
245	165-640-01-72	JOHNSON BOYD A & ANDREA L LIVING TRUST 09-01-99
246	165-640-01-73	HALL LIVING TRUST 01-31-95
247	165-640-01-74	DURDY THOMAS V & MICHAELLE L
248	165-640-01-75	NELSON NANCY D
249	165-640-02-01	ADAMO AUGUSTINE J & ANNA
250	165-640-02-02	MONTGOMERY SUSAN E
251	165-640-02-03	COCHRANE CANDACE J
252	165-640-02-04	McCLANEN VIRGINIA TR
253	165-640-02-05	HANSON LARA B
254	165-640-02-06	TONIN NORMA
255	165-640-02-07	2001 SEPARATE PROPERTY TRUST 11-21-01
256	165-640-02-08	MONROY MARIE FAMILY TRUST 11-15-05
257	165-640-02-09	BEITIKKE BRIAN E
258	165-640-02-10	DAVIS WARNER E & DOLORES A
259	165-640-02-11	WEBBER MADELINE S LIVING TRUST 02-12-91
260	165-640-02-12	SIMPSON GENEVIEVE A FAMILY TRUST 10-19-95
261	165-640-02-13	BASTIAN WILLIAM J III
262	165-640-02-14	WAECKER GEORGENE B REVOCABLE TRUST
263	165-640-02-15	COTTON FAMILY TRUST 09-22-00
264	165-640-02-16	BRESSLER LEO & MADELINE I TRUST 08-20-96

CALIFORNIA PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. 32247
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA
7/16/07

TAIT CONSULTING, INC.
702 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1105

D-24-06 / C-13-99 rev

THE CITY OF OCEANSIDE, CALIFORNIA

ETERNAL HILLS CEMETARY EXPANSION
PRELIMINARY GRADING AND DRAINAGE PLANS

ABUTTER'S PLAN

SHEET 15 OF 15

ETERNAL HILLS MEMORIAL PARK

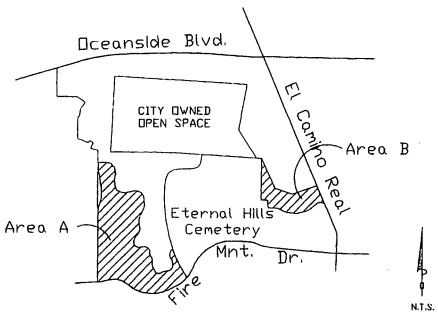
CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN FOR ALTERNATIVE PLAN TWO (2) (C-13-99 REV., D-24-06)

RECEIVED
OCT 30 2007
Planning Department

CLARK & GREEN
Associates
Landscape Architecture

150 Paularino Avenue, Suite 160
Costa Mesa, California, 92626
(714) 434-9803 Fax (714) 434-9109

VICINITY MAP



GENERAL PLAN DESIGNATIONS

1. PRIVATE INSTITUTIONAL (PI)
2. RESIDENTIAL ESTATE 'B' (EB-R)

ZONING DESIGNATION

1. PUBLIC AND SEMI PUBLIC (PS)
2. RESIDENTIAL ESTATE 'B' (RE-B)

CONSULTANTS

PROJECT APPLICANT

ETERNAL HILLS MEMORIAL PARK
1999 EL CAMINO RIAL
OCEANSIDE, CA 92054
(760) 754-5321

APPLICANT'S REPRESENTATIVE

THE LIGHTFOOT PLANNING GROUP
5750 FLEET ST. #250
CARLSBAD, CA 92008
TEL. (760) 692-1924
FAX (760) 692-1935

SHEET INDEX

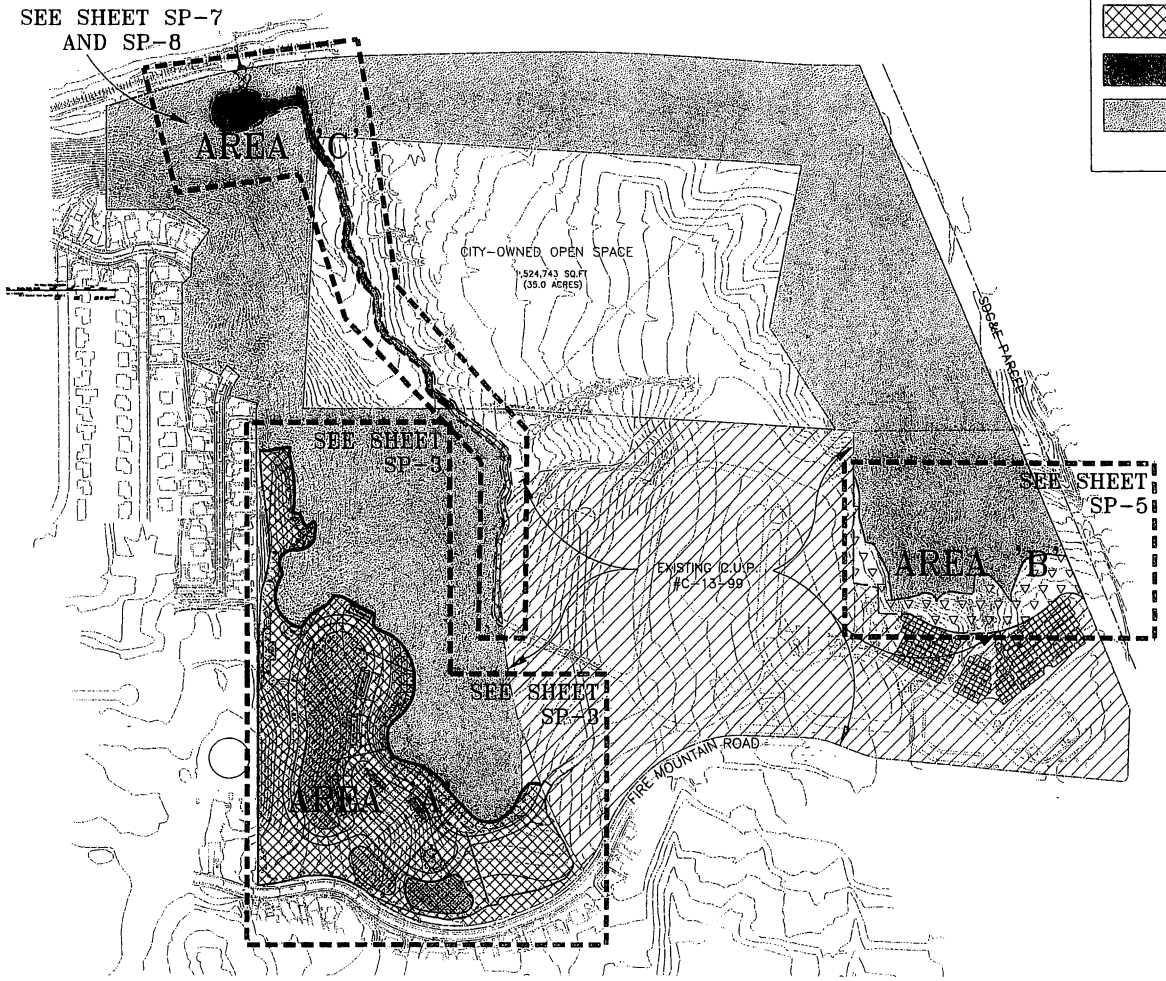
SP-T ALTERNATIVE 2 - TITLE SHEET
SP-1 ALTERNATIVE 2 - SITE PLAN DEVELOPMENT AREAS
SP-2 PROPERTY BOUNDARY & EASEMENTS
SP-3 ALTERNATIVE 2 - SITE PLAN AND GRADING CONCEPT - AREA A
SP-4 ALTERNATIVE 2 - SITE PLAN AND CROSS SECTIONS
SP-5 ALTERNATIVE 2 - SITE PLAN AND GRADING CONCEPT - AREA B
SP-6 ALTERNATIVE 2 - CONCEPTUAL ELEVATIONS
SP-7 ALTERNATIVE 2 - EXISTING TOPOGRAPHY SLOPE ANALYSIS
SP-8 ALTERNATIVE 2 - PROPOSED TOPOGRAPHY SLOPE ANALYSIS
LP-1 ALTERNATIVE 2 - CONCEPTUAL PLANTING PLAN
LP-2 ALTERNATIVE 2 - CONCEPTUAL PLANTING PLAN

DATE	REVISIONS	BY
01/05/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/25/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT: ETERNAL HILL MEMORIAL PARK EXPANSION PROJECT 1999 EL CAMINO REAL OCEANSIDE, CA 92054

SHEET TITLE: ALTERNATIVE 2 TITLE SHEET

DRAWN: DAVID
CHECKED: FAG
DATE: JUNE 01, 2007
JOB NO.: 06-024
SHEET: SP-T



DEVELOPMENT AREA LEGEND

- EXISTING CEMETERY (C.U.P. #C-13-99 AREA)
- EXISTING CEMETERY DEVELOPMENT INCLUDED GRADED TRANSITION SLOPE
- PROPOSED DEVELOPMENT AREA
- PROPOSED OFFSITE ACCESS ROAD AND DETENTION BASIN
- PROPOSED OPEN SPACE EASEMENT AREA (Approximate)

PROJECT SUMMARY TABLE

C.U.P. #C-13-99	
EXISTING AND PREVIOUSLY APPROVED BLDG. COVERAGE=	64,052 SF. (1.5 AC.)
EXISTING AND PREVIOUSLY APPROVED CEMETERY AREA= (EXCLUDING BUILDINGS)	1,772,692 SF. (40.7 AC.)
SUB TOTAL C.U.P. #C-13-99 =	1,839,974 SF. (42.20 AC.)
AMENDMENT TO C.U.P. #C-13-99 PROPOSED DEVELOPMENT AREA EXPANSION	
PROPOSED ADDITIONAL BUILDING COVERAGE =	17,060 SF. (.40 AC.)
(ACTUAL FLOOR AREA IS 21,060 SF SEE (SP-3)	
PROPOSED CEMETERY LANDSCAPE AREA*	691,732.80 SF. (15.88 A.C.)
PROPOSED CEMETERY ROAD AREA	81,892.80 SF. (1.88 AC.)
PROPOSED ON-SITE MAINTENANCE ACCESS ROAD & SEDIMENTATION BASIN	58,370.40 SF. (1.34 AC.)
C.U.P. REALIGNMENT (SHEET SP-4)	103,237.20 SF. (2.37 AC.)
SUB TOTAL DEVELOPMENT AREA	952,657.20 S.F. (21.87 AC.)
REMAINING UNDEVELOPED AREA	
SUB TOTAL REMAINING UNDEVELOPED AREA**	2,790,018 SF. (64.05 AC.)
TOTAL PROPERTY AREA (INCLUDING C.U.P. #C-13-99)	5,684,580 SF. (130.50 AC.)
OFFSITE ACCESS ROAD TO SEDIMENTATION BASIN	30,492 SF. (0.70 AC.)

* NOTE: 2.37 ACRES OF THIS AREA HAS ALREADY BEEN LANDSCAPED (AREA 'B')

**SEE EIR FOR MORE INFORMATION REGARDING HABITAT DETAIL

PARKING:
TRADITIONAL CURBSIDE CEMETERY PARKING WILL BE UTILIZED FOR VISITORS AND SERVICES.
*SEE TRAFFIC REPORT IN EIR

EXISTING MORTUARY & ADMINISTRATION	82 SPACES
HANDICAP	2 SPACES
TIME LIMITED PARKING	1 SPACES
PROPOSED	0 SPACES

PROPOSED DEVELOPMENT AREAS

Eternal Hills Memorial Park

Oceanside, California

Lic. #C-27 2511-AE 1994
1350 Poinsettia Avenue, Suite 165, Carlsbad, Calif. 92008
(619) 434-8180 · FAX (619) 434-9139
WILLIAMS ASSOCIATES
Landscape Architecture

DATE	REVISIONS	BY
01/05/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	OWNER FOR OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2
SITE PLAN
DEVELOPMENT
AREAS

DRAWN
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CHECKED
MG
DATE
JUNE 29, 2007
JOB NO.
05-034
SHEET
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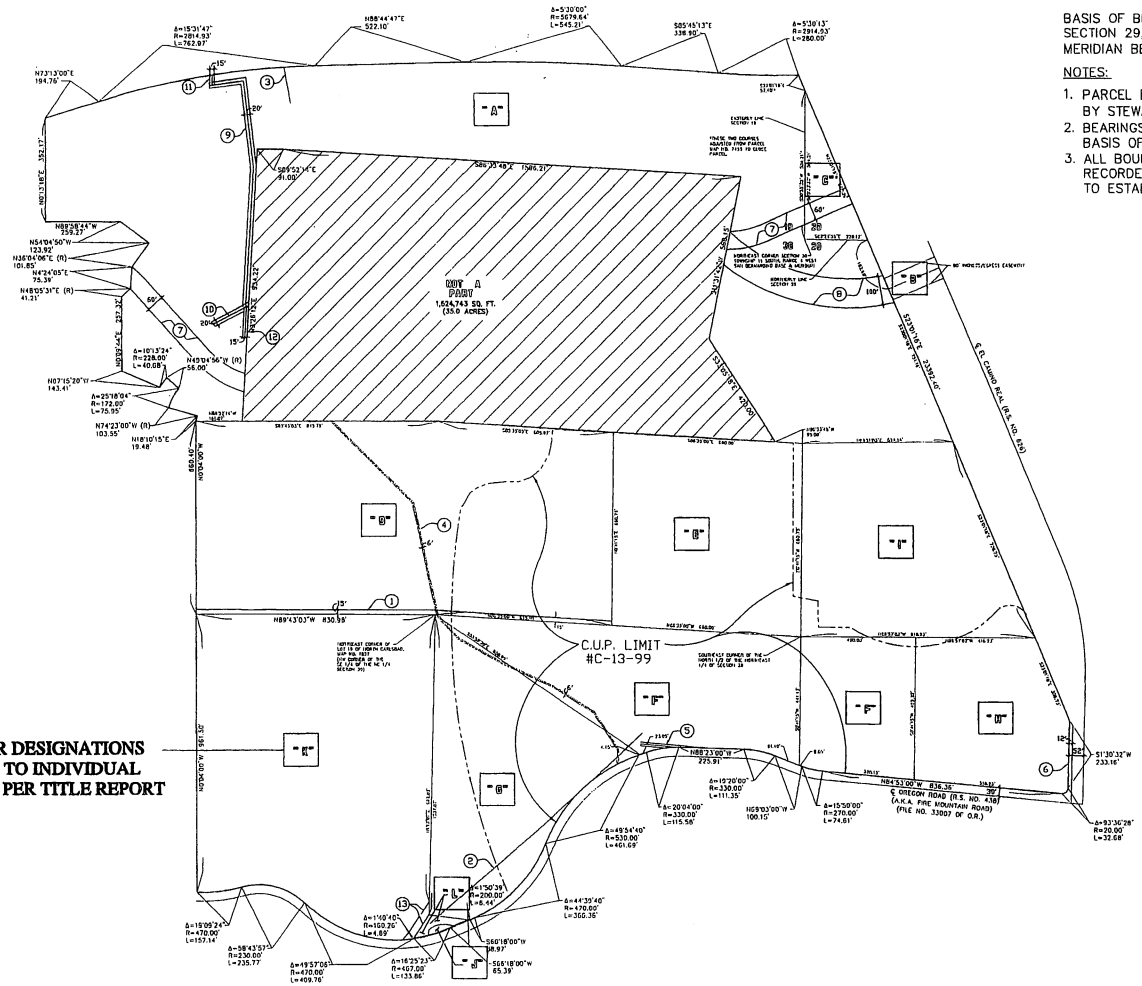

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN BEARS S89°24'55"E PER PARCEL MAP NO. 7455.

NOTES:

1. PARCEL DESIGNATIONS PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF CALIFORNIA, INC. (REF. NO. 01-176870).
2. BEARINGS OF INDIVIDUAL PARCELS WERE ADJUSTED TO MATCH THE BASIS OF BEARINGS AS DESCRIBED ABOVE.
3. ALL BOUNDARY BEARINGS AND DIMENSIONS ARE BASED UPON RECORDED DOCUMENTS. A PROPER FIELD SURVEY MAY BE REQUIRED TO ESTABLISH A MORE PRECISE PROPERTY BOUNDARY.

NET PARCEL AREA
5,685,838 SQ. FT.
(130.5 ACRES)

EASEMENTS

1. 15' WIDE PUBLIC UTILITY EASEMENT RECORDED ON DECEMBER 26, 1947 IN BK 2592, PG 355 OF O.R.
2. CENTERLINE OF 2' SDG&E EASEMENT RECORDED ON SEPTEMBER 15, 1949 IN BK 3319, PG 272 OF O.R.
3. APPROX. LOCATION OF SDG&E EASEMENT RECORDED ON APRIL 11, 1951 IN BK 4049, PG 91 OF O.R.
4. SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON FEBRUARY 11, 1960 AS FILE NO. 28926 OF O.R.
5. CENTERLINE OF 12' SDG&E EASEMENT, RECORDED ON MARCH 13, 1964 AS FILE NO. 47058 OF O.R.
6. ROAD EASEMENT GRANTED TO THE CITY OF OCEANSIDE. RECORDED ON APRIL 21, 1970 AS FILE NO. 68693 OF O.R.
7. APPROX. LOCATION OF 60' EASEMENT "RESERVED FOR FUTURE STREET – EXTENSION SKYLARK DRIVE" ON PARCEL MAP NO. 7455. NO SPECIFIC LOCATION GIVEN.
8. APPROX. LOCATION OF "EXISTING PRIVATE 100' ROAD EASEMENT" AS SHOWN ON PARCEL MAP NO. 7455. NO SPECIFIC LOCATION GIVEN.
9. 20' WIDE DRAINAGE AND SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381715 OF O.R.
10. 20' WIDE DRAINAGE EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381716 OF O.R.
11. 15' WIDE SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381717 OF O.R.
12. 15' WIDE SEWER AND WATER EASEMENT FILE GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381718 OF O.R.
13. ROAD EASEMENT NORTH CARLSBAD MAP 1807 & ROAD SURVEY NO. 438 (VARIABLE DIMENSIONS – PURPOSES UNKNOWN)

PROPERTY BOUNDARIES AND EXISTING EASEMENTS

Eternal Hills Memorial Park

Oceanside, California

FERRANSCHULTZ ASSOCIATES
Tel. 760.433.3111; 247.9584
1201 Mission Avenue, Suite 100, San Marcos, California 92069
CIVIL ENGINEERS • LAND PLANNERS

DATE	REVISIONS	BY
01/26/06	CITY PLAN CHECK COMMENTS #1	LJ
07/13/06	CHANGE PER OWNERS REQUEST	LJ
06/29/07	CITY PLAN CHECK COMMENTS #3	LJ

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
PROPERTY BOUNDARY & EASEMENTS

DRAWN
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CHECKED
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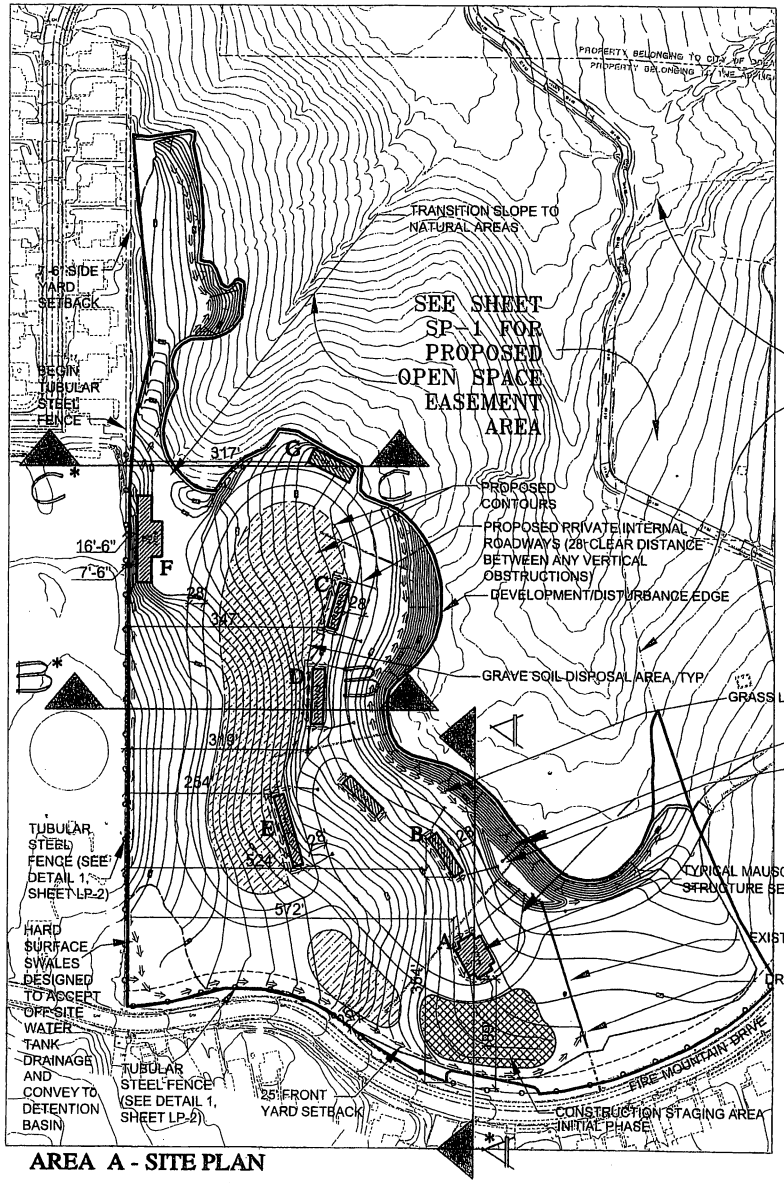
DATE
JUNE 08, 2007
JOB NO.
06-094
SHEET
SP-2



AREA A - SITE PLAN

LEGEND
ETERNAL HILLS

PROPOSED MAUSOLEUM COVERAGE AREA		FLOOR AREA
BLDG. "A"	3100 SF.	3100 SF.
BLDG. "B"	1440 SF.	1440 SF.
BLDG. "C"	1440 SF.	1440 SF.
BLDG. "D"	2000 SF.	4000 SF.
BLDG. "E"	2250 SF.	2250 SF.
BLDG. "F"	4830 SF.	4830 SF.
BLDG. "G"	2000 SF.	4000 SF.
TOTAL	19,060 SF.	21,060 SF.

SEE SHEET SP-5 FOR TYPICAL MAUSOLEUM

CONSTRUCTION STAGING AREA

GRAVE SOIL DISPOSAL AREA

TUBULAR STEEL FENCE SEE DETAIL 1, SHEET LP-2

DRAINAGE SWALES (GRASS LINED OR HARD SURFACE AS APPROPRIATE)

GRADING NOTE:

PROJECT SHALL BE DESIGNED TO CREATE ON-SITE EARTHWORK BALANCE OVER LIFE OF CEMETERY. NO IMPORT OR EXPORT OF SOIL.

***SEE SHEET SP-4 FOR CROSS SECTIONS**

NOTES

1. PER SECTION 1630 OF THE ZONING ORDINANCE, DEVELOPMENT REGULATIONS IN THE PS ZONE ARE NOT SPECIFIED, AND PROJECTS IN THIS ZONE ARE REQUIRED TO CONFORM TO DEVELOPMENT REGULATIONS OF THE ABUTTING BASE DISTRICT. THEREFORE, SETBACKS CONFORM TO THE REQUIRED SETBACKS FOR THE RE-B ZONE

2. ALL COMMUNITY MAUSOLEUM STRUCTURES SHALL BE TYPE V (NON-COMBUSTIBLE) CONSTRUCTION.

Eternal Hills Memorial Park

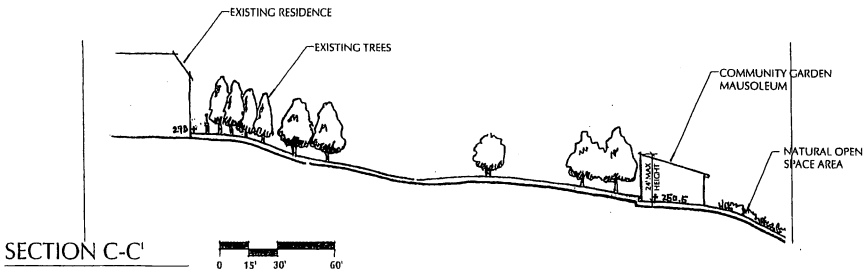
Oceanside, California

DATE	REVISIONS	BY
01/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

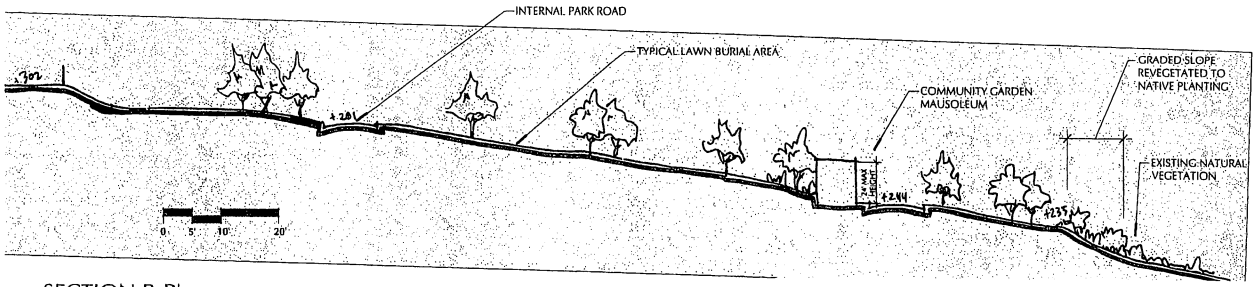
PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2 SITE PLAN AND GRADING CONCEPT AREA A

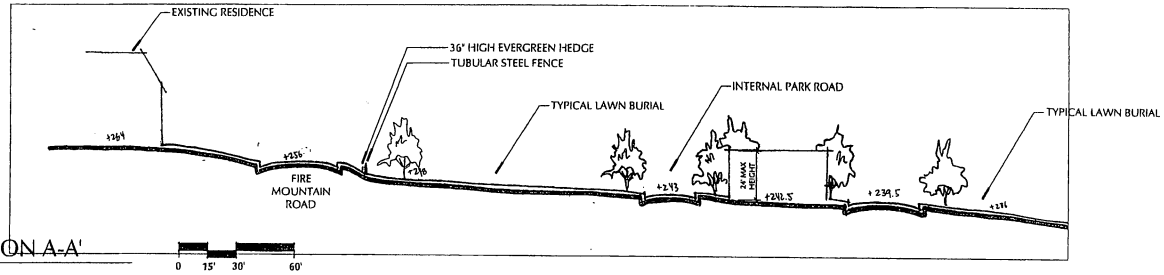
DRAWN DAUD
CHECKED MG
DATE JUNE 29, 2007
JOB NO. 03-024
SHEET SP-3



SECTION C-C'



SECTION B-B'



SECTION A-A'

Eternal Hills Memorial Park

Oceanside, California

NOTES

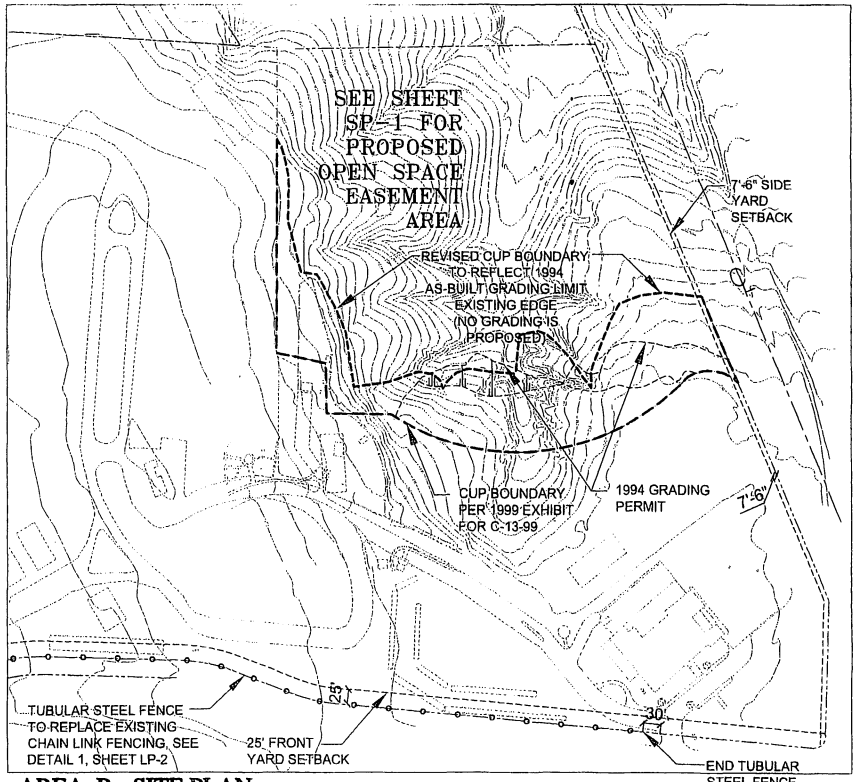
1. PER SECTION 1630 OF THE ZONING ORDINANCE, DEVELOPMENT REGULATIONS IN THE PS ZONE ARE NOT SPECIFIED, AND PROJECTS IN THIS ZONE ARE REQUIRED TO CONFORM TO DEVELOPMENT REGULATIONS OF THE ABUTTING BASE DISTRICT. THEREFORE, SETBACKS CONFORM TO THE REQUIRED SETBACKS FOR THE RE-B

DATE	REVISIONS	BY
01/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/28/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2
SITE PLAN
CROSS SECTIONS

DRAWN BHJJC
CHECKED MG
DATE JUNE 29, 2007
JOB NO. 06-024
SHEET
SP-4



AREA B - SITE PLAN

LEGEND
ETERNAL HILLS

-o—o- TUBULAR STEEL FENCE SEE DETAIL 1, SHEET LP-2

NOTE: SEE SHEET SP-1 FOR ENTIRE CUP LIMITS

DATE	REVISIONS	BY
05/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

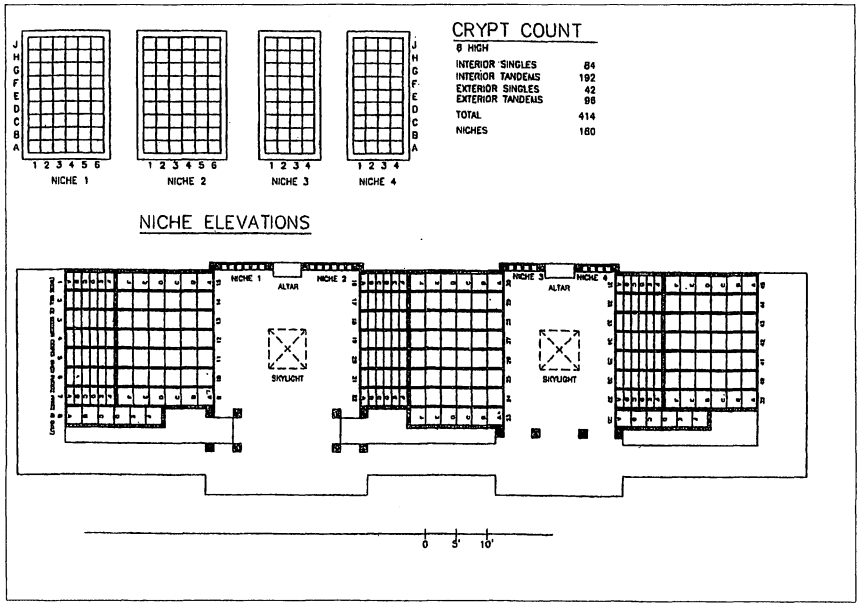
PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

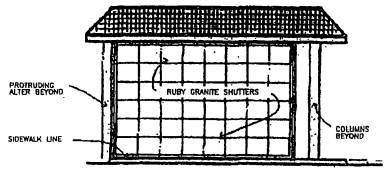
SHEET TITLE
ALTERNATIVE 2 SITE PLAN AND GRADING CONCEPT AREA B

DRAWN BNJ/O
DESIGNED MG
DATE JUNE 29, 2007
JOB NO. 06-024
SHEET

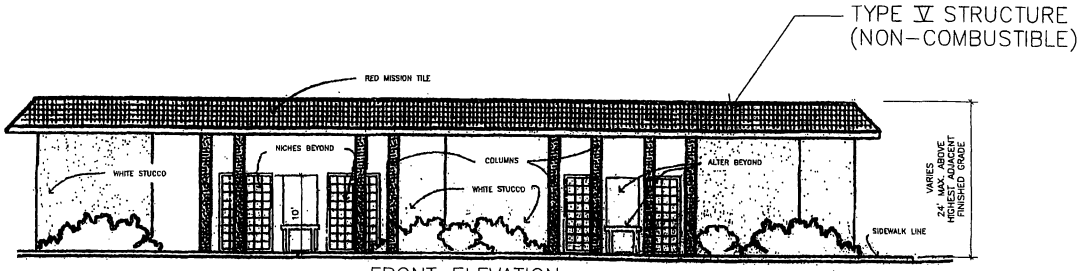
Eternal Hills Memorial Park

Oceanside, California





SIDE ELEVATION
SCALE – N.T.S



FRONT ELEVATION
SCALE – N.T.S

CONCEPTUAL ELEVATIONS

Eternal Hills Memorial Park

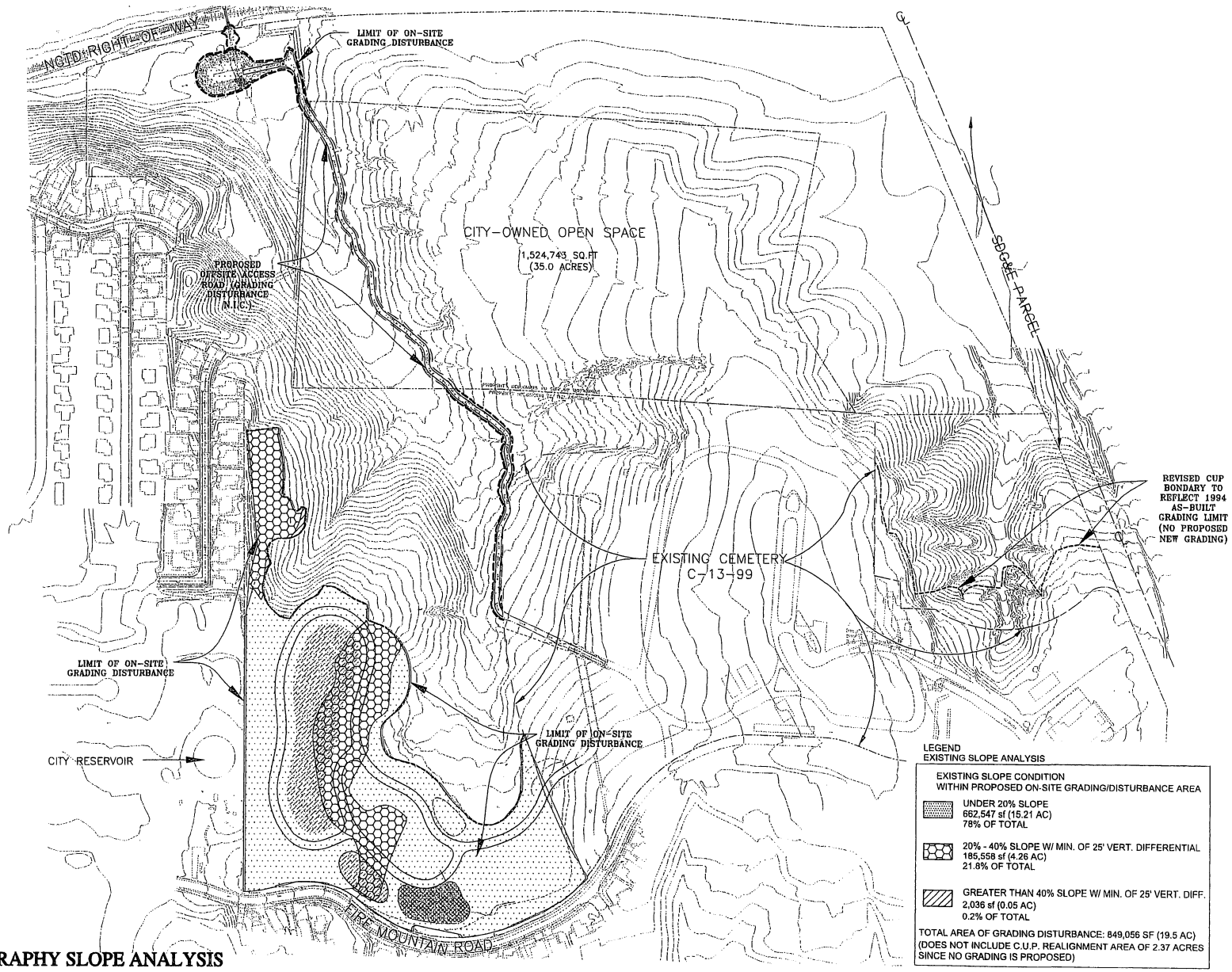
Oceanside, California

DATE	REVISIONS	BY
07/05/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2
CONCEPTUAL
ELEVATIONS

DRAWN DNJO
CHECKED MG
DATE JUNE 29, 2007
JOB NO. 05-034
SHEET
SP-6



EXISTING TOPOGRAPHY SLOPE ANALYSIS

Eternal Hills Memorial Park

Oceanside, California

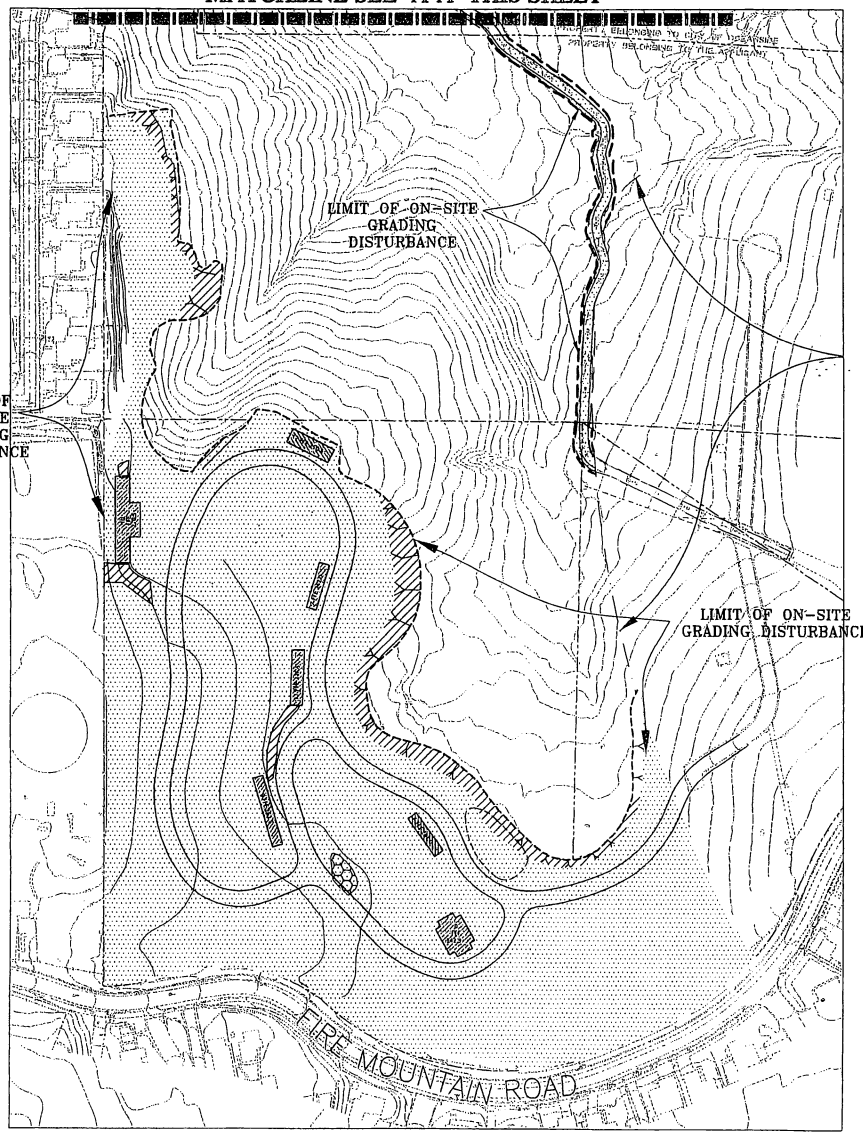
DATE	REVISIONS	BY
01/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/28/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

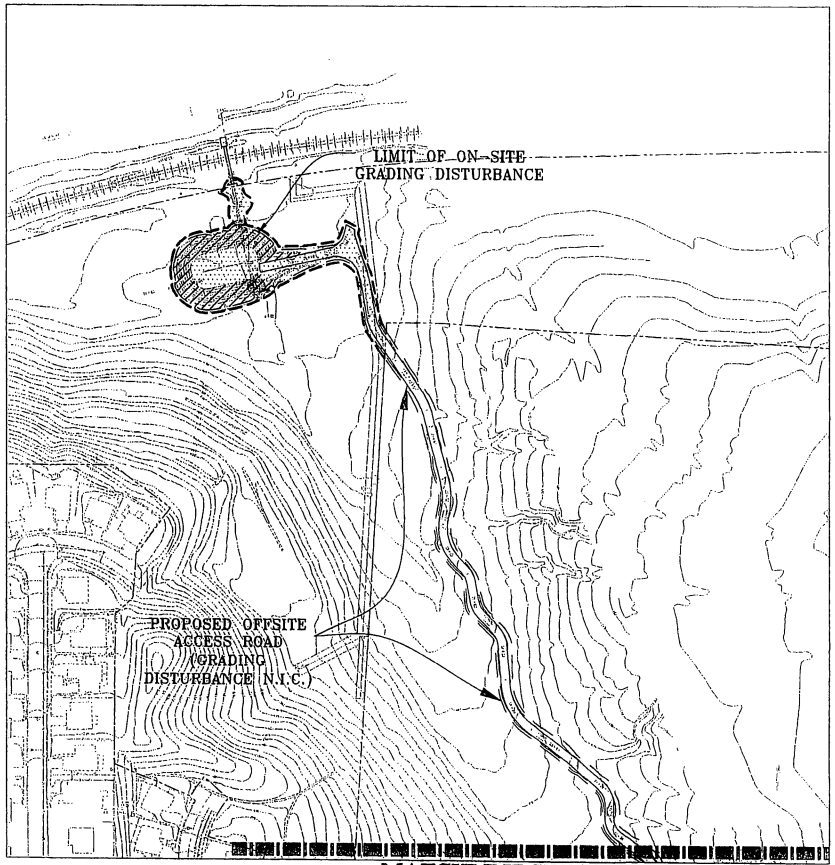
SHEET TITLE
ALTERNATIVE 2
EXISTING
TOPOGRAPHY
SLOPE ANALYSIS

DRAWN BA/JO
CHECKED MG
DATE JUNE 29, 2007
JOB NO. 05-024
SHEET
SP-7

MATCHLINE SEE 'A-A' THIS SHEET



AREA A



MATCHLINE SEE 'A-A' THIS SHEET

LEGEND
PROPOSED SLOPE ANALYSIS

PROPOSED SLOPE CONDITION
WITHIN PROPOSED ON-SITE GRADING/DISTURBANCE AREA

UNDER 20% SLOPE
817,142 SF (18.76 AC)
94.3% OF TOTAL

20% - 40% SLOPE W/ MIN. OF 25' VERT. DIFFERENTIAL
2,236 SF (0.05 AC)
0.26% OF TOTAL

GREATER THAN 40% SLOPE W/ MIN. OF 25' VERT. DIFF.
40,844 SF (0.94 AC)
4.8% OF TOTAL

TOTAL AREA OF GRADING DISTURBANCE: 849,056 SF (19.5 AC)

PROPOSED TOPOGRAPHY SLOPE ANALYSIS

Eternal Hills Memorial Park

Oceanside, California

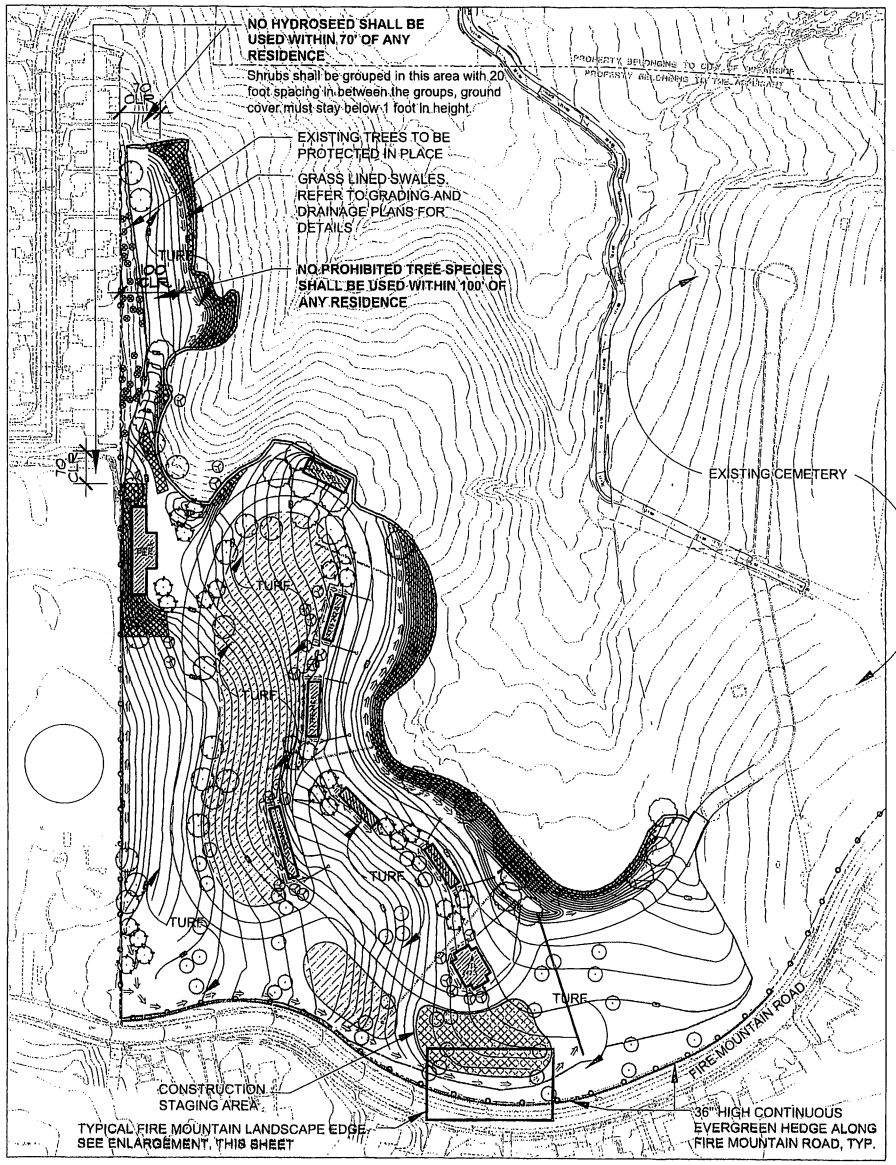
241

DATE	REVISIONS	BY
01/05/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE PER OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2
PROPOSED
TOPOGRAPHY
SLOPE ANALYSIS

DRAWN DNJC
CHECKED MG
DATE JUNE 29, 2007
JOB NO. 00-024
SHEET
SP-8



AREA A

Eternal Hills Memorial Park

Oceanside, California

LEGEND

Botanical Name - Common Name

TREE DIA. AT MATURITY	ACCENT TREES
30'	Bauhinia variegata - Purple Orchid Tree
30'	Metrosideros excelsus - New Zealand Christmas Tree
40'	Koelreuteria bipinnata - Chinese Flame Tree
30'	Prunus spp. - Flowering Plum
30'	Pyrus spp. - Flowering Pear
	DECIDUOUS TREES
25'	Fraxinus spp. - Ash
20'	Ginkgo biloba - Ginkgo
25'	Liquidambar spp. - Sweet Gum
40'	Liriodendron tulipifera - Tulip Tree
	EVERGREEN TREES
60'	Cinnamomum camphor - Camphor tree
60'	Magnolia spp. - Magnolia
20'	Podocarpus spp. - Podocarpus *
	EXISTING TREES (To be protected in place)
	VIEW CORRIDOR TREES
20'	Ginkgo biloba - Ginkgo
20'	Podocarpus spp. - Podocarpus *
20'	Tristeniopsis laurina - Water Gum

* SHALL NOT BE PLACED WITHIN 100' OF ANY RESIDENCE

TREE DIA. AT MATURITY	NATIVE / INDIGENOUS TREES
30'	Juglans Californica - Southern Calif. Black Walnut
50'	Platanus racemosa - California Sycamore
30'	Prunus lyonii - Catalina Cherry
70'	Quercus agrifolia - Coast Live Oak
20'	Sambucus caerulea 'mexicana' - Blue Elderberry

TURF (Total = 817,622 S.F.)
Area A = 748,817 S.F.
Area B = 68,805 S.F.

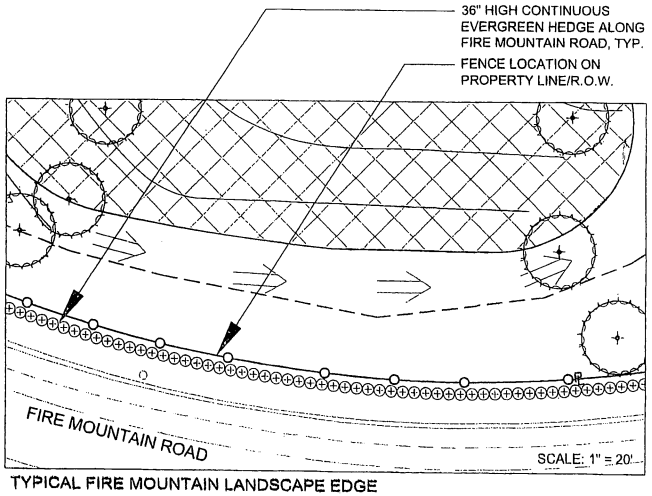
NATIVE SLOPE OR BUFFER PLANTING (Total = 142,572 S.F.)
Area A = 50,017 S.F.
Area B = 34,432 S.F.

No Hydroseeding shall be placed within 70' of any residence. Refer to Hydroseed Mix on Sheet LP-2

Shrubs shall be grouped in this area with 20 foot spacing in between the groups, ground cover must stay below 1 foot in height.

Container Plants
Arctostaphylos 'Pacific Mist'
Baccharis pilularis
Galvezia speciosa
Fremontedendron
Iva hayeslana
Leymus triticoides
Rhus integrifolia

36" HIGH EVERGREEN HEDGE
Heteromeles arbutifolia
Rhus spp.



TYPICAL FIRE MOUNTAIN LANDSCAPE EDGE

REGISTERED LANDSCAPE ARCHITECT 10-26-07 STATE OF CALIFORNIA

Lic. #C4-4231, 4231, AZ 18564
389 Precision Drive, Suite 100, Cave Mesa, California 92054

DATE	REVISIONS	BY
07/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/12/06	CHANGE FOR OWNERS REQUEST	JC
06/29/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT: ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE: ALTERNATIVE 2
CONCEPTUAL
PLANTING PLAN

DRAWN BW/JO
CHECKED MG
DATE JUNE 08, 2007
JOB NO. 05-634
SHEET

TD_1

TREE DIA. AT MATURITY

NATIVE / INDIGENOUS TREES

30'	Juglans Californica - Southern Calif. Black Walnut
50'	Platanus racemosa - California Sycamore
30'	Prunus lyonii - Catalina Cherry
70'	Quercus agrifolia - Coast Live Oak
20'	Sambucus caerulea 'mexicana' - Blue Elderberry

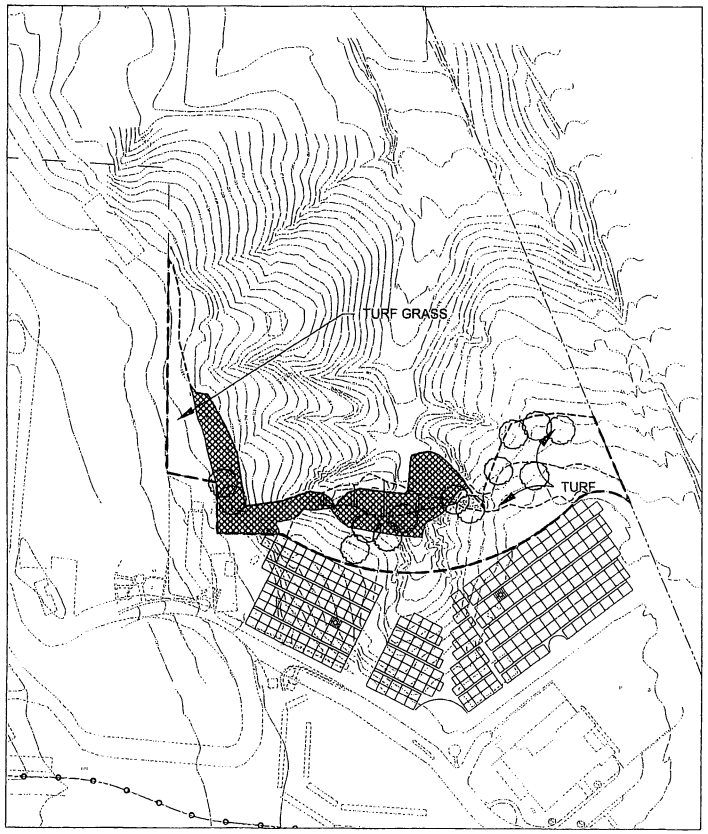
TURF (Total = 817,622 S.F.)
Area A = 748,817 S.F.
Area B = 68,805 S.F.

NATIVE SLOPE OR BUFFER PLANTING (Total = 142,572 S.F.)
Area A = 108,140 S.F.
Area B = 34,432 S.F.

No Hydroseeding shall be placed within 70' of any residence. Refer to Hydroseed Mix on Sheet LP-2

Shrubs shall be grouped in this area with 20 foot spacing in between the groups, ground cover must stay below 1 foot in height.

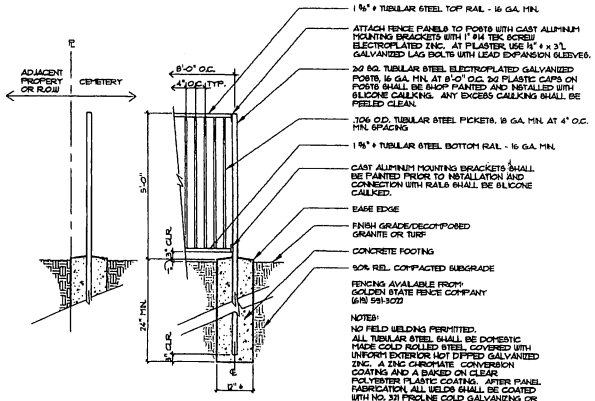
Container Plants
Arctostaphylos 'Pacific Mist'
Baccharis pilularis
Galvezia speciosa
Fremontedendron
Iva hayesiana
Leymus triticoides
Rhus integrifolia



AREA B

Hydroseed Groundcover Mix (Shall not be placed within 70' of any residence)

BOTANICAL NAME	COMMON NAME	MINIMUM % PURITY	MINIMUM % GERMINATION	LBS. / ACRE
SHRUB SPECIES				
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	15	50	3
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	10	65	6
SALVIA MELLIFERA	BLACK SAGE	70	50	8
BACCHARIS PILULARIS	COYOTE BRUSH	2	40	5
ENCELIA CALIFORNICA	ENCELIA	40	60	3
HAZARDIA SQUARROSA	SAW-TOOTHED GOLDENBUSH	10	20	3
GRASS & HERBACEOUS SPECIES				
GNAPHALIUM CALIFORNICUM	EVERLASTING	10	25	0.6
LOTUS SCOPARIUS	DEERWEED	90	60	8
MELICA IMPERFECTA	CALIFORNIA MELIC	90	60	0.4
LEYMUS CONDENSATUS	GIANT WILD RYE	70	80	1.5
LEYMUS TRITICOIDES	BEARDLESS WILD RYE	90	80	0.3
DICHELOSTEMMA PULCHELLA	BLUE DICKS	95	50	0.8
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	95	75	0.2
LASTHENIA GLABRATA	GOLDFIELDS	90	85	0.1
ORTHOCARPUS PURPURASCENS	OWL'S CLOVER	50	50	1
ERIOPHYLLUM CONVERTIFLORUM	GOLDEN YARROW	30	60	0.5
STIPA CERNUA	NODDING NEEDLEGRASS	80	50	3
STIPA LEPIDA	FOOTHILL NEEDLEGRASS	60	60	0.5
STIPA PULCHRA	PURPLE NEEDLEGRASS	70	60	4
PLANTAGO INSULARIS	PLANTAIN	20	20	3
TOTAL POUNDS PER ACRE				51.9



① TUBULAR STEEL FENCE
Scale: 1/2" = 1'-0"

Eternal Hills Memorial Park

Oceanside, California

10-0601

LDL RCA-020, 2111, AE 2346
1980 Hotel Circle North, Suite 110
San Diego, California 92108
(619) 294-0883 FAX (619) 294-8118

DATE	REVISIONS	BY
07/06/06	CITY PLAN CHECK COMMENTS #1	JC
07/11/06	CHANGE FOR OWNERS REQUEST	JC
06/23/07	CITY PLAN CHECK COMMENTS #2	JC

PROJECT
ETERNAL HILL MEMORIAL PARK
EXPANSION PROJECT
1999 EL CAMINO REAL
OCEANSIDE, CA 92054

SHEET TITLE
ALTERNATIVE 2
CONCEPTUAL
PLANTING PLAN

DRAWN BM/JO
CHECKED MD
DATE JUNE 28, 2007
JOB NO. 05-034
SHEET

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE DENYING THE APPEAL OF CONDITION OF APPROVAL NOS. 90 AND 92 OF PLANNING COMMISSION RESOLUTION NO. 2007-P64 ASSOCIATED WITH DEVELOPMENT PLAN (D-24-06) AND CONDITIONAL USE PERMIT REVISION (C-13-99REV.) FOR THE EXPANSION AND DEVELOPMMENT OF THE ETERNAL HILLS CEMETARY BY 18.16 ACRES WITHIN THE OVERALL 130.50 ACRE SITE LOCATED AT 1999 EL CAMINO REAL.

(Eternal Hills Memorial Park—Applicant)
(Eternal Hills Memorial Park—Appellant)

WHEREAS, an application was filed for a Development Plan and Conditional Use Permit Revision for the expansion and development of the cemetery by 18.16 acres to include a maximum of seven community mausoleums, and improvements to correct drainage issues on site by creating a 1½-acre sedimentation pond with engineered drainage swales, and development of a 15-foot wide access and maintenance road within the overall 130.50-acre site located at 1999 El Camino Real, to which such real property is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference;

WHEREAS, the Planning Commission, after giving the required notice, did on the 3rd day of December, 2007 conduct a duly advertised public hearing and adopted Resolution No. 2007-P64, approving said Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99Rev.) subject to conditions;

WHEREAS, on February 20, 2008, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties concerning the appeal of Condition of Approval Nos. 90 and 92, requiring the project to have final architectural designs of all 7 of the approved mausoleums be reviewed and approved by the Planning Commission prior to their construction, and amending the overall project in a manner that requires an approximately one acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be removed from the projects overall 18.16 acre expansion area and preserved as a culturally significant site, both of which are associated with the project; and,

WHEREAS, based on such evidence, testimony and staff reports, this Council adopts the findings of fact as set forth in Planning Commission Resolution No. 2007-P64 as attached hereto as

Exhibit "B", and incorporates them by reference as if fully set forth herein;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; an Environmental Impact Report has been prepared stating that if the mitigation measures for Alternative Two are met there will not be an adverse impact upon the environment;

WHEREAS, the Planning Commission found that the Environmental Impact Report and Mitigation Monitoring and Reporting Program had been prepared in accordance with requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Environmental Review Procedures of the City of Oceanside, and on December 3, 2007adopted Planning Commission Resolution No. 2007-P65 certifying the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the subject project; and,

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, based on such evidence and testimony, including but not limited to the report of the Planning Division, the City Council of the City of Oceanside finds that the decision of the Planning Commission to add Conditions of Approval 90 and 92 to the projects overall approval is reasonable, because the two conditions would ensure consistency with the policies and objectives contained within the Land Use Element of the City's General Plan, and more specifically Sections 1.23 and 3.2.

NOW, THEREFORE, the City Council of the City of Oceanside DOES RESOLVE as follows:

1. The appeal of the Planning Commissions Action of December 3, 2007: to remove or modify Condition of Approval Nos. 90 and 92 associated with Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99) is denied.

2. The decision of the Planning Commission to amend and condition the project to review and approve the final architectural designs of all seven of the approved mausoleums prior to their construction, and amending the overall project in a manner that requires one acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be removed from the project's overall 18.16 acre expansion area and preserved as a culturally significant site is consistent with the policies and objectives contained within Sections 1.23 and 3.2 of the Land Use Element of the General Plan.

3. All Conditions of Approval pursuant to Planning Commission Resolution No. 2007-P64 remain in full force and effect.

4. Pursuant to CCP Section 1094.6 (f), notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6 as set forth in Oceanside City Code Section 1.10, and Public Resources Code Section 21167.

5. Pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

6. Pursuant to Oceanside Zoning Ordinance §4606, this resolution becomes effective on the date of its adoption;

PASSED AND ADOPTED by the City Council of the City of Oceanside, California this ___ day of _____, 2008 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Mayor of the City of Oceanside

ATTEST:

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____

City Clerk

_____, DCA

City Attorney

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 7455, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1978 AS FILE NO. 78-251775 OF OFFICIAL RECORDS.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES OVER THAT PORTION OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 80.00 FEET IN WIDTH, LYING 40.00 FEET, WHEN MEASURED AS RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 29, DISTANT THEREON 342.48 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHERLY LINE OF SECTION 29 WITH THE CENTER LINE OF THAT CERTAIN 75.00 FOOT WIDE GRANT OF RIGHT OF WAY TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, DATED MAY 6, 1953, AND RECORDED JUNE 2, 1953 IN BOOK 4875, PAGE 525 OF OFFICIAL RECORDS OF SAID COUNTY OF SAN DIEGO; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 22°57'45" EAST ALONG THE CENTER LINE OF SAID RIGHT OF WAY, A DISTANCE OF 132.63 FEET; THENCE AT RIGHT ANGLES TO SAID CENTER LINE, SOUTH 67°02'14" WEST, A DISTANCE OF 112.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED ABOVE IN PARCEL 1 TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 13, 1967 AS FILE NO. 50782 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING OF THE CENTER LINE OF THE 80.00 FOOT ROAD EASEMENT HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING RETRACING NORTH 67°02'14" EAST A DISTANCE OF 190.00 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE CENTER LINE OF SAID SAN DIEGO COUNTY ROAD SURVEY NO. 626.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 27, 1870, BEING DESCRIBED

AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 29, SOUTH 89°24'55" EAST, 220.12 FEET TO THE SAME WESTERLY CORNER OF LAND DESCRIBED IN PARCEL 1 OF A DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 13, 1967 AS FILE NO. 50782 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTH 23°01'18" WEST (RECORD NORTH 22°57'46" WEST), 550.26 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 19, THENCE SOUTHERLY ALONG SAID SECTION LINE, SOUTH 00°33'30" WEST 504.21 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870 LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND; BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 86°35'00" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°35'00" WEST ALONG THE SAID SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE QUARTER, A DISTANCE OF 615.10 FEET TO THE NORTHEAST CORNER OF LOT 19 OF NORTH CARLSBAD, ACCORDING TO MAP THEREOF NO. 1807 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE NORTH 89°43'03" WEST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 830.98 FEET; THENCE NORTH 0°04'00" WEST, A DISTANCE OF 660.40 FEET; THENCE SOUTH 89°43'03" EAST, A DISTANCE OF 845.79 FEET; THENCE SOUTH 86°35'00' EAST, A DISTANCE OF 608.97 FEET TO THE NORTHWEST CORNER OF THE 10 ACRE PARCEL SHOWN ON RECORD OF SURVEY NO. 1889 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH 0°14'15" WEST, ALONG THE WEST LINE OF SAID 10 ACRE PARCEL, A DISTANCE OF 660.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870.

PARCEL F:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 0°36'55" WEST 476.61 FEET, MORE OR LESS TO THE CENTERLINE OF COUNTY ROAD SURVEY NO. 438; THENCE WESTERLY ALONG SAID CENTERLINE OF ROAD SURVEY NO. 438 TO STATION 10 PLUS 95.92 WHICH POINT IS THE END OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF 20°04'; THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 86°37'08" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1273.03 FEET TO THE POINT OF BEGINNING. ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°58'38" EAST 400.00 FEET; THENCE SOUTH 0°36'55" WEST TO THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438; THENCE WESTERLY ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 29; THENCE NORTH 0°36'55" EAST ALONG THE SAID WEST LINE OF SECTION 29, 476.61 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL G:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, LYING NORTHWESTERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438, AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF A STRAIGHT LINE THAT BEGINS AT STATION 10 PLUS 95.92 OF SAID SURVEY AND RUNS NORTHWESTERLY TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.

PARCEL H:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE

OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, LYING NORTHERLY OF THE CENTER LINE OF-COUNTY ROAD SURVEY NO. 438 AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND LYING WESTERLY OF THE CENTER LINE OF ROAD SURVEY NO. 626 AS SAID ROAD IS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED JUNE 17, 1942, IN BOOK 1368, PAGE 77 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER DISTANT THEREON NORTH 89°58'38" EAST 400 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH 0°36'55" WEST TO THE CENTER LINE OF SAID ROAD SURVEY NO. 438.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 15, 1967 AS FILE NO. 197237 OF OFFICIAL RECORDS.

PARCEL I:

THAT PORTION OF THE SOUTHERLY 660.75 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870 LYING WEST OF THE CENTER LINE OF SAN DIEGO COUNTY ROAD SURVEY 626 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, THE CENTER LINE OF SAID ROAD SURVEY NO. 626 AS SET OUT IN CONVEYANCE FROM THE WM. G. KERCKHOFF COMPANY TO THE CITY OF OCEANSIDE BY DEED RECORDED MAY 11, 1942 IN BOOK 1352, PAGE 22 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SECTION 29 DISTANT THEREON SOUTH 89°14'20" EAST 428.61 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 22°46' EAST 1190.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 245 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 THE SIDE LINES OF SAID ABOVE DESCRIBED STRIP OF LAND SHALL BE PROLONGATED OR SHORTENED SO AS TO TERMINATE THE NORTHERLY AND SOUTHERLY LINES OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 29, SAID SOUTHERLY 660.75 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 15, 1967 AS FILE NO. 197237 OF OFFICIAL RECORDS.

PARCEL J:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION OF THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD SURVEY NO. 438; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHERLY LINE OF THE REALIGNED 66 FOOT RIGHT-OF-WAY LINE OF FIRE MOUNTAIN DRIVE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST.

ATTACHMENT 3

PLANNING COMMISSION
RESOLUTION NO. 2007-P64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVISION ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	D-24-06, C-13-99Rev
APPLICANT:	Eternal Hills
LOCATION:	1999 El Camino Real

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Conditional Use Permit Revision under the provisions of Articles 16, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

an amendment to the previously approved CUP Resolution No. 99-P57, for the expansion and development of the cemetery by 18.16 acres to include a maximum of seven community mausoleums, and improvements to correct drainage issues on site by creating a 1 ½-acre sedimentation pond with engineered drainage swales, and development of a 15-foot wide access and maintenance road within the overall 130.50-acre site;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 3rd day of December, 2007 conduct a duly advertised public hearing as prescribed by law to consider said applications.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; an Environmental Impact Report has been prepared stating that if the mitigation measures for Alternative Two are met there will not be an adverse impact upon the environment;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$.713 per square foot or $713 per thousand square feet for non-residential uses and $2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside ($.42 for Vista and Fallbrook) $2.63 per square foot residential ($2.63 for Vista; $2.63 for Fallbrook)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $3,746 per unit; Non-residential is $19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $24,444 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying Public & Semi-Public and Residential Estate B (RE-B) zone district.
2. The Development Plan conforms to policies set forth in Sections 2.42 and 3.11 of the General Plan of the City.
3. The project site can be adequately served by existing public facilities, services and utilities.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood. Cemeteries are permitted subject to a conditional use permit within the Public & Semi-Public district and will complement the existing development in the area.
5. The site plan and parameters for the mausoleum architecture and physical design of the project as a whole is consistent with the policies contained within Sections 1.2 of the Land Use Element of the General Plan.

For the Conditional Use Permit:

1. That the proposed location of the use is in accordance with the objectives of the Zoning Ordinance Article 1 Section 130 and the purposes of the district in which the site is located per Sections 1010, 1310, and 1610 of the OZO.
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan 2.4 to provide for and protect areas within the City for both private and public institutional type uses; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.
4. The conditional use is subject to comply with specific local conditions and additional regulations as deemed necessary by other regulatory or permit authorities.

WHEREAS, the Environmental Impact Report and Mitigation and Monitoring and Reporting Program (MMRP) contained within the FEIR have been determined to be accurate and adequate documents, which reflect the independent judgment and analysis of the Planning Commission. On the basis of the entire record before it, the Planning Commission finds that there is no substantial evidence that the project, with implementation of the mitigation measures proposed, will have a significant impact on the environment.

WHEREAS, the Planning Commission does hereby amend the overall project in a manner that requires final architectural design of all 7 of the approved mausoleums be reviewed and approved by the Planning Commission prior to their construction.

WHEREAS, the Planning Commission does hereby amend the overall project in a manner that requires that the development within the 18.16 acre expansion area be phased in increments of 5 to 7 acres.

WHEREAS, the Planning Commission does hereby amend the overall project in a manner that requires an approximately one acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be removed from the projects overall 18.16 acre expansion area and preserved as a culturally significant site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99Rev) subject to the following and conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. Site development, parking, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

5. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.

7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

8. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation will be required at time of plans submittal to the Building Division for plan check of the Mausoleum and any retaining walls.

9. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

10. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer).

The design professional's name, address, phone number; State license number and expiration date shall be printed in the title block of the plans.

11. In accordance with OCC 13.3, the applicant shall manage all solid waste and identified recyclable material on private property and to recycle or dispose of all material in compliance with city code.

12. In accordance with OCC 13.39, the applicant shall designate adequate space for the storage of solid waste and recycling containers on private property to include appropriate bin enclosures to adequately provide for trash, green waste an other recycling containers.

13. In accordance with OCC 13.16(h), the applicant shall separate all recyclable material from solid waste for separate collection.

14. The applicant shall be responsible for the separation of all green waste from solid waste using the approved city collection service and the collection of the material in compliance with standards as identified in the city code.

Fire:

15. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.

16. The cul-de-sac shown on the site plan shall have a minimum 40-foot radius minimum.

17. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicting the fire access and hydrant locations must also be submitted on CD Rom.

18. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

19. Future development of the property will require compliance with all applicable Fire Department Standards.

20. Prohibited species of trees (podocarpus) shall not be planted within 100 feet of any adjacent residences.

21. Hydroseeding within 70 feet of residential structures is not permitted. Shrubs shall be grouped in this area with 20 foot spacing in between the groups; ground cover must stay below 1 foot in height.

Engineering:

22. For the demolition of any existing structures or surface improvements, grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

23. With the exception of the two existing access points to the property, vehicular access rights to Fire Mountain Rd and El Camino Real shall be relinquished by the property owner.

24. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

25. A construction-phasing plan for all public and private improvements shall be reviewed and approved by the City Engineer prior to the issuance of any grading or improvement permits. Prior to issuance of any building permits all offsite or frontage improvements including landscaping and any required street improvements shall be under construction to the satisfaction of the City Engineer. All improvements shall be completed prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit.

26. Prior to issuance of permits all improvement requirements shall be covered by a development agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

27. Prior to issuance of permits, a phasing plan for the construction of public and private improvements including landscaping, shall be approved by the City Engineer.

28. The developer shall grant appropriate easement(s) to the City of Oceanside for public facilities. The acceptance of easements shall be subject to acceptance of such facilities at the sole discretion of the City.

29. Where off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside or other appropriate entity as required. The applicant shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to issuance of any grading, building or improvement permit for the development. Additionally, the City of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

30. All grading and improvements shall be consistent with all applicable environmental protection or open space requirements to the satisfaction of the City Planner and the City Engineer.

31. Prior to the issuance of a grading permit, the developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, and residents of property along any residential streets to be used as a "haul route", to inform them of the grading and construction schedule, haul routes, and to answer questions.

32. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's storm water conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because

construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

33. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during construction shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

34. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for permit approval, and to join, contribute, and/or participate in such districts.

35. Pavement sections for all existing and proposed streets, driveways and parking areas within the project and along the project's frontage shall be based upon approved soil tests and traffic indices. The pavement evaluation and design is to be prepared by the

developer's soil engineer and must be approved by the City Engineer, prior to approval of the appropriate engineering plans.

36. Prior to approval of the grading plans, the developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on Fire Mountain Road adjacent to the development site. The limits of the study shall be half-street plus 12 feet along the frontage of the development site. The field investigation shall include a minimum of one pavement boring per every 50 linear feet of street frontage. Should the existing AC thickness be determined to be less than three inches or without underlying Class II abase material, the developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in Item No. 2 below.

37. Upon review of the pavement investigation, the City Engineer shall determine whether the developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

38. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer. The integrity of curb and gutter improvements and compliance with current standards on Fire Mountain Road along the project's frontage shall be verified during final engineering design by the Engineer of Record.

39. Streetlights along the property's frontage shall comply with City Standards. The system shall provide uniform lighting, and be secured prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit. The developer shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or

the annexation to, any appropriate street lighting district to the satisfaction of the City Engineer.

40. All existing overhead utility lines within the development and within the Fire Mountain Road right-of-way abutting the new development, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166). There are currently nine (9) utility poles across this section of the road. Included in the conversion project would be removal of five (5) of the utility poles on both sides of Fire Mountain Drive. Four of the poles would have to remain as they serve existing utility lines that travel north or south of Fire Mountain Drive. Approximately 1700 feet of overhead lines would be converted underground (the undergrounding design shall be verified by a utilities specialist company and submitted to the City Engineer for approval). The developer shall complete the undergrounding within five years. Unless the undergrounding is completed, this Conditional Use Permit and Development Plan shall expire in five years from the date of the approval of this resolution.

41. Grading and drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

42. The applicant shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

43. The approval of the project shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the developer. The developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the project shall be subject to going back to the public hearing or subject to a substantial conformity review.

44. Prior to any grading of any part of the project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

45. At all areas proposed to be left below final grade for future fill, unsuitable native soils shall be removed and recompacted as part of the grading process. No fill can be placed in those areas until the removal and recompaction has been performed to the satisfaction of the City Engineer.

46. All fill placed as part of the grave spoil disposal and/or landscaping shall be placed at a minimum compaction of 85 percent relative density and at or above optimum moisture. This is only allowed for those areas designated as future grave site areas.

47. Once the initial grading is complete a final compaction report shall be submitted to the City of Oceanside verifying that all the recommendations of the geotechnical consultant have been satisfied.

48. During the placement of the grave site soils the fill shall be periodically tested by the Soils Engineer of Record to verify that the compaction is in compliance with the recommendations of the soils reports approved by the City. Appropriate records of the test results shall be maintained. These records of the site visits and the results of the compaction tests shall be available to the City of Oceanside engineering inspector upon request.

49. All other requirements of the City of Oceanside Grading Ordinance and Engineers Manual shall be adhered to and followed.

50. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer.

51. Precise grading and private improvement plans shall be prepared, reviewed, secured and approved prior to commencement of use of the property approved with this Development

Plan and Conditional Use Permit. The plans shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on-site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans.

52. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

a) Landscape plans shall comply with the current City of Oceanside Engineers Design and Processing Manual and Guidelines and shall match and comply with the approved SWMP plans.

53. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution.

54. Landscaping plans, including plans for the construction of walls, fences or other structures at or near any intersection or driveway, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit. Frontage landscaping shall be installed prior to commencement of use of the property approved with this Development Plan and

Conditional Use Permit. The required 10-foot parkway width between the face of curb and the right-of-way line shall be verified by field survey during the engineering design by the Engineer of Record. Any project fences, walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

55. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

56. Storm drain facilities shall be designed and located such that the insides travel lanes on streets with Collector or above design criteria shall be passable during conditions of a 100-year frequency storm.

57. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

58. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial street or state highway.

59. The development shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and stormwater discharge and any regulations adopted by the City pursuant to the NPDES. regulations or requirements. Further, the applicant may be required to file a Notice of

Intent with the State Water Resources Control Board to obtain coverage under the NPDES. General Permit for Storm Water Discharges Associated with Construction Activity and may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. SWPPPs include both construction and post construction pollution prevention and pollution control measures and identify funding mechanisms for post construction control measures. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage facilities to include Best Management Practices to minimize non-point source pollution, satisfactory to the City Engineer.

60. Upon acceptance of any fee waiver or reduction by the developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

61. If the project required the submission and approval of a Storm Water Mitigation Plan (SWMP), the developer prepare and submit an Operations & Maintenance (O&M) Plan to the to the City Engineer with the first submittal of engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's SWMP previously approved by the project's approving authority (Planning Commission/City Council). At a minimum the O&M Plan shall include the designated responsible parties to manage the storm water BMP(s), employee's training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan and any other necessary elements.

62. The developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be

approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The applicant's Civil Engineer shall prepare the O&M cost estimate.

63. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

64. The Agreement shall include a copy of executed on-site and off-site access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

65. The BMPs described in the project's approved SWMP shall not be altered in any way, shape or form without formal approval by either an Administrative Substantial Conformance issued by the Development Services Department/Planning Division or the project's final approving authority (Planning Commission/City Council) at a public hearing. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the Development Services Department/Planning Division.

66. The developer shall provide a copy of the title/cover page of either an approved SWMP or Runoff Assessment Report (RAR) with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP or RAR) exists, the appropriate document shall be submitted for review and approval by the City Engineer. The RAR or SWMP shall be prepared by the

applicant's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

67. The approval of the project shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer. The developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right-of-way.

68. Prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit, the developer shall design and construct the proposed sedimentation and siltation basins within the first construction phase of the project to the satisfaction of the City Engineer.

69. Prior to issuance of any permits for the construction of the sedimentation basin and appurtenant structures near the NCTD right-of-way, an appropriately binding document shall be secured from NCTD providing permission for any development impact to the NCTD right-of-way to the satisfaction of the City Engineer.

70. Prior to commencement of use of the property approved with this Development Plan and Conditional Use Permit, the developer shall design and construct appropriate all-weather road(s) for the construction of and permanent maintenance access to the proposed sedimentation and siltation basins within the first construction phase of the project to the satisfaction of the City Engineer.

71. The developer shall be responsible for keeping the sedimentation and siltation basins, the appurtenant structures, and the maintenance access road(s) thereto in good working order in perpetuity.

72. Prior to issuance of permits, the developer shall secure an appropriate easement from the owner of the "Myers Property" (APNs 165-040-13-01 & 02; 165-040-22-01 & 02 a.k.a. Habitat Restoration Area) located northeasterly of the proposed expansion project. The easement shall secure appropriate rights on and across the Myers Property for the

developer to construct and permanently maintain an all-weather access road for the construction and periodic maintenance of the proposed sedimentation basin.

73. The developer shall be responsible for maintaining compliance with all applicable environmental regulatory requirements for any and all related construction and maintenance activities on the Myers Property. The developer shall obtain any and all applicable permits from all appropriate regulatory agencies.

74. The developer shall grant appropriate easement(s) to the owner of the Myers Property for emergency maintenance access to drainage, siltation, and sedimentation facilities.

Planning:

75. This Development Plan and Conditional Use Permit shall expire on December 3, 2009, unless implemented as required by the Zoning Ordinance.

76. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

77. A public facilities fee shall be paid as required by City policy at the time building permits are issued.

78. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

79. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

80. Any graffiti shall be removed by the management or designated representative within 24 hours of occurrence.

81. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.

82. Failure to meet any conditions of approval for this development shall constitute a violation of Development Plan 24-06 and Conditional Use Permit Revision 13-99Rev.

83. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

84. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

85. This Conditional Use Permit and Development Plan are granted for the following use only: construction of cemetery related projects as denoted on plans referred to as Alternative Plan Two and dated June 29, 2007. Any change in the use will require a revision to the Conditional Use Permit or a new Conditional Use Permit. No deviation from these approved plans and exhibits shall occur without City Planner approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

86. All required Resource Agency permits shall be obtained prior to issuance of grading permits, for the cemetery expansion or any related improvements. Hard copies of these permits must be submitted to the Planning Division.

87. Monuments designed for placement upon burial plots shall not contain any audible or visual messaging appurtenances, including any form of illuminating devices.

88. Prior to issuance of grading permits, a conservation easement shall be placed over the 66.4-acre habitat area to be preserved on-site. The habitat shall be managed in perpetuity per the approved project Habitat Management Plan (HMP) in conformance with the Multiple Habitat Conservation Program (MHCP) Biological Monitoring and Management Plan (MHCP Volume III).

89. The project shall be subject to all mitigation measures contained in the mitigation, monitoring and reporting program for the project as referenced in Planning Commission Resolution No. 2007-P65.

90. Prior to issuance of a any building permit for any of the 7 approved mausoleums, the applicant shall submit final architectural design plans of each mausoleum for formal review and approval by the Planning Commission.

91. Prior to submittal of any construction plans for review by the Engineering Division (e.g. Grading Plans, Improvement Plans, Easement Documents, etc.) for development within the 18.16 acre expansion area, the applicant shall submit a conceptual grading plan that depicts phased development in 5-7 acre increments, subject to final review and approval by the City Planner and City Engineer.

92. Prior to submittal of any construction plans to the City for development within the 18.16 acre expansion area, the applicant shall provide a revised development plan for Alternative 2 that provides for the protection of a one acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140, subject to final review and approval by the City Planner.

Multiple Habitat Conservation Plan:

93. An environmental training session shall be conducted for all project personnel prior to any grading/construction activities. At a minimum, the training shall include a description of the target species of concern and its habitats; the general provisions of the Endangered Species Act (Act) and the MHCP; the need to adhere to the provision of the Act and the MHCP; the penalties associated with violating the provisions of the Act; the general measures that are being implemented to conserve the target species of concern as they relate to the project; any provisions for wildlife movement; and project site boundaries (within which the project activities must be accomplished). This information shall be prepared by a qualified biologist.

94. Equipment storage, fueling and staging areas shall be located to minimize risks of direct drainage into riparian areas or other environmentally sensitive habitats. These designated areas shall be located in such a manner as to prevent runoff from entering sensitive habitats. All project related spills of hazardous materials shall be reported to appropriate entities including, but not limited to, the City of Oceanside, FWS, and CDFG, SWQCB and shall be cleaned up immediately. Contaminated soils shall be removed to approved disposal areas.

95. Stockpiling of materials and other aspects of construction staging shall be limited to disturbed areas without native vegetation, areas to be impacted by project development, and areas with non-sensitive habitats.

96. Artificial lighting adjacent to the preserve area shall be eliminated except where essential for roadways, facility use, and safety and security purposes. Where use of artificial lighting is necessary, it shall be limited to low-pressure sodium sources. Use of low voltage lighting (outdoor or trail spotlights or bug lights) is prohibited. All light sources shall be shielded so that lighting is focused downward to restrict any light spillover onto sensitive habitats.

97. To avoid attracting predators of the target species of concern, the project site shall be kept clean of debris as feasible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on-site.

98. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction area boundaries shall be fenced. Construction fencing shall be maintained until the completion of all construction activities. All employees shall be instructed that their activities are restricted to the construction areas.

99. Any habitat destroyed that is not in the identified project footprint shall be disclosed immediately to the City of Oceanside, FWS and CDFG.

100. If dead or injured listed species are located, initial notification, in writing, must be made within three working days to the Service's Division of Law Enforcement in Torrance California and by telephone and in writing to the applicable jurisdiction, Carlsbad Field Office of the FWS, and CDFG.

101. The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

102. Any planting stock to be brought onto the site for landscaping or ecological restoration shall be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to Argentine ants, fire ants, and other insect pests. Any planting sock found to be infested with such pests shall not be allowed on the project site or within 300 feet of natural habitats. The stock shall be quarantined, treated or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats.

Environmental:

103. Prior to the issuance of a grading permit, the impact to 0.06-acre of the on-site southern willow scrub shall be mitigated by the restoration of 0.18-acre of southern willow scrub on-site, or the acquisition of 0.18-acre of southern willow scrub off-site. The restored or acquired habitat shall be placed in a conservation easement granted to the City or other entity approved by the USFWS and a Habitat Management Plan shall be prepared consistent with the MHCP guidelines and approved by the City Planner.

104. Prior to the issuance of a grading permit, the impact to 0.10-acre of riparian scrub, including 0.06-acre within the cemetery property and 0.04-acre within the City-owned open space property shall be mitigated by the restoration of 0.30-acre of riparian scrub on-site, or the acquisition of 0.30-acre of riparian scrub off-site. The restored or acquired habitat shall be placed in a conservation easement granted to the City or other entity approved by the USFWS. A Habitat Management Plan shall be prepared consistent with the MHCP guidelines and approved by the City Planner.

105. Prior to the issuance of a grading permit, the impact to 10.36 acres of Diegan coastal sage scrub (including disturbed) and 0.76-acre of baccharis scrub shall be mitigated by the preservation of 30.19 acres of on-site Diegan coastal sage scrub and 5.08 acres on-site baccharis scrub, plus restoring 13.62 acres of on-site non-native grassland to high quality Diegan coastal sage scrub. The preserved and restoration habitat area would be placed in a conservation easement granted to the City or other entity approved by the USFWS. A Habitat Management Plan shall be prepared consistent with the MHCP guidelines and approved by the City prior to the issuance of a grading permit.

106. Prior to the issuance of a grading permit, the impact to 0.90-acre of non-native grassland, including 0.82-acre in the cemetery property and 0.08-acre in the City-owned open space property shall be mitigated by the preservation of 0.45-acre of on-site non-native grassland. The preserved habitat would be placed in a conservation easement granted to the City or other entity approved by the USFWS. A Habitat Management Plan shall be prepared consistent with the MHCP guidelines and approved by the City Planner.

107. Prior to the issuance of a grading permit, the impact to 0.13-acre of non-wetland Waters of the U.S. shall be mitigated as determined through the Army Corps of Engineers wetland permitting process, and a Wetland Mitigation Plan shall be prepared and approved by the City Planner. At a minimum, 0.13-acre of non-wetland Waters of the U.S. would be created to achieve no net loss of habitat.

108. Prior to the issuance of a grading permit, the impact to 0.04-acre of wetlands, including 0.01-acre of southern willow scrub and 0.02-acre of riparian scrub shall be mitigated as determined through the Army Corps of Engineers wetland permitting process. At a minimum, 0.04-acre of wetlands would be created to achieve no net loss of wetlands. A Wetland Mitigation Plan shall be prepared and approved by the City Planner.

109. Prior to the issuance of a grading permit, the impact to 0.13-acre of streambed, including 0.05-acre of ephemeral streambed and 0.08-acre of intermittent streambed shall be mitigated as determined through the California Department of Fish & Game wetland permitting process. At a minimum, 0.13-acre of streambed would be created to achieve no net loss of habitat. A Wetland Mitigation Plan shall be prepared and approved by the City Planner.

110. Prior to the issuance of a clearing or grading permit the impacts to the territory of four pairs and two individual coastal California gnatcatchers as well as one fledgling of this species, the habitat of three yellow warblers and one Coopers Hawk shall be mitigated by the implementation of mitigation measure 4.2.4.1.a, which requires the preservation of 31.02 acres of on-site Diegan coastal sage scrub and baccharis scrub, plus the restoration of 13.62 acres of non-native grassland.

111. Prior to the issuance of a clearing and/or grading permit, habitat fragmentation and edge effects shall be mitigated through the active management and monitoring of the preserved open space as specified in the Habitat Management Plan (HMP). The HMP shall be prepared by the applicant and approved by the City Planner. The HMP shall provide for restricting access to the biological open space area and prohibiting dumping in the open space. Preserved habitat shall be posted with signs every 200 feet to preclude access to the preserved area due to habitat sensitivity.

112. Grading and/or construction activity generating noise levels exceeding 60dB within 500 feet of an active coastal California gnatcatcher nest or tree-nesting raptor nest (300 feet for a Cooper's hawk nest) could displace birds from their nest or interfere with breeding activity. The following mitigation measures shall be implemented:

113. All grading permits and improvement plans, shall contain the following note: "No grading, clearing, or blasting within 500 feet of occupied Diegan coastal sage scrub shall occur during the breeding season of the coastal California gnatcatcher (March through August 31) or tree-nesting raptors (December through July) unless a pre-construction survey by a qualified biologist determines that these species are not present within the areas that would be impacted by noise. If no coastal California gnatcatchers or raptors are nesting (including nest building or other breeding/nesting behavior) within 500 feet of the construction area, development shall be allowed to proceed.

114. If coastal California gnatcatchers or raptors are observed nesting or displaying breeding/nesting behavior within 500 feet of occupied Diegan coastal sage scrub, the applicant shall: (1) postpone grading until all nesting (or breeding/nesting behavior) has ceased or until after August 31; or (2) construct a temporary noise barrier or berm at the edge of the development footprint (not within the proposed open space) to ensure that noise levels are reduced to below 60 dB (A) L_{eq}. Alternatively, the use of construction equipment could be scheduled to keep noise levels below 60 dB (A) L_{eq} in lieu of, or in concert with, a wall or other noise barrier.

115. In order to ensure compliance with the Migratory Bird Treaty Act (MBTA), clearing of native vegetation shall occur outside of the breeding season of most avian species (March 1 through July 31). Clearing during the breeding season of MBTA covered

species could occur if it is determined by a qualified biologist that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to clearing. As described above, a pre-construction survey shall be conducted to determine if breeding or nesting avian species occur within areas impacted by noise.

116. The construction and construction staging area limits shall be clearly delineated with orange construction fencing and silt fencing or fiber rolls to ensure that construction activity remains within the defined limits of work. A qualified biologist shall inspect the delineated areas during regularly scheduled construction monitoring visits.

117. A paleontological monitoring program shall be incorporated into the project grading plans. The monitoring program will include the following elements.

118. A qualified paleontologist will be retained to implement a paleontological monitoring and recovery program as a condition of the project construction contract. A qualified paleontologist is defined as an individual with an MS or Ph.D. in paleontology or geology and a recognized expert in the identification and recovery of fossil materials.

119. The qualified paleontologist will attend the project pre-construction meeting to discuss project-grading plans with the project contractor(s). If the paleontologist determines that proposed excavation/grading will likely cut into undisturbed portions of the Santiago formation, then monitoring will be conducted as outlined below.

120. The project paleontologist or a paleontological monitor will be on-site during original cutting of the above noted geologic units. A paleontological monitor is defined as an individual who has experience in collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic units will be at least half-time at the beginning of excavation, and will be increased or decreased depending on initial results (per direction of the project paleontologist).

121. In the event that well-preserved fossils are discovered, the project paleontologist will have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains will be cleaned, sorted and catalogued, and deposited in an appropriate scientific institution, such as the San Diego Museum of Natural History.

122. A report (with a map showing fossil site locations) summarizing the result, analyses and conclusions of the above described monitoring/recovery program will be submitted to the City of Oceanside Planning Division within three months of terminating monitoring activities.

123. Prior to the issuance of a grading permit, the impact to site CA-SDI-12262 shall be mitigated through the implementation of a data recovery program that includes site CA-SDI-12262 as summarized below.

- Pre-Excavation Agreement

  A pre-excavation agreement shall be executed between the project proponent and the San Luis Rey Band of Mission Indians, specifying the treatment of human remains and any cultural resources uncovered and requiring Native American monitoring for all ground-disturbing activities, such as brushing, scarification, grading, and trenching. The authority of the Native American monitor and their work authorization shall be specified in the pre-excavation agreement.

- Monitoring

  An archaeological monitor shall be on-site during ground-disturbing activities within the delineated boundaries of site CS-SDI-12262, such as brushing, scarification, grading, and trenching due to the potential for encountering cultural features, including human remains.

  Native American monitors shall be on-site during ground-disturbing activities within the delineated boundaries of site CS-SDI-12262, such as brushing, scarification, grading, and trenching. The authority of the monitors and the details of their work shall be specified in the pre-excavation agreement.

  The archaeological monitors and Native American monitors shall have the authority to temporarily halt or redirect grading in order to examine any finds made during the grading operation. The monitors shall determine the need for further studies to assess unexpected cultural material encountered during the grading operation.

  If burials are encountered, fieldwork will cease in the immediate area of the burial. The archaeological monitor will contact the County of San Diego

Coroner, the California Native American Heritage Commission, the local agency representative, and the authorized local tribal representative to review and provide input regarding further action. Alternatives for the disposition of human remains include: (1) leaving human remains *in situ*; (2) uncovering the human remains for analysis *in situ*; (3) removing human remains for analysis and curation; (4) removing human remains for analysis and repatriation to appropriate local Native Americans; or (5) removing human remains with no analysis for repatriation to local, appropriate Native Americans.

- Data Recovery Program

The program will consist of a 5-percent hand and mechanical excavation program to be completed in 2 phases. Phase I will consist of a one-half to one percent random sample to better define site boundary and activity areas. Phase II excavation, will be based on Phase I random sampling results and will include backhoe trenching to locate prehistoric features and activity areas. All features will be completely exposed through hand excavation, and documented through photographs and illustrations. Block unit excavations (i.e., 2x2-m or 4x4-m) will be placed in areas with features and associated artifacts to expose intact living areas.

Block units will be excavated by hand in 10-cm levels. The soil will be dry screened through 1/8" mesh hardware cloth, and all of the material collected from each level will be sorted and placed in plastic bags. A field form recording changes in soil, and the types and quantities of materials collected will be completed for each level of each unit. Each 10-cm level will be thoroughly examined for artifacts and plant and animal remains.

After features are located, they will be manually excavated, photographed, and illustrated. If charcoal or shell is available, then radiocarbon dating will be conducted. Soil from select hearths may be floated for macro flora and fauna remains. Features will be compared and contrasted with other features in North County and San Diego County in general, and artifacts and ecofacts in association with features will be used to address the research questions. The size

of area excavated for each feature will vary depending on the type of feature. Anticipated within this type of site usually consist of hearths, concentrations of rock, butchering areas, and house floors/activity areas.

- Final Report

A final report shall be prepared that follows the State Office of Historic Preservation Guidelines and State of California Guidelines. The final report will be filed at the appropriate state clearinghouse. The contents of the report shall include the following:

a) An abstract, discussion of field methods, results of analyses, a synthesis of data, results of special studies conducted, description of cultural stratigraphy, an evaluation of site significance, and discussion of the results in terms of relevant research questions.

b) A site map showing the location of 1x1-m units, significant landforms and/or landmarks, surface cultural features, and surface artifact collection areas. Sidewall profiles of selected units will be included, and all features will be drawn with appropriate scales. Drawings of temporally–diagnostic artifacts will be included, as well as photographs or illustrations of sample artifact types recovered from the site.

c) Attachments will include a bibliography of references, updates of previously recorded site forms, original reports of special studies, catalogues of collected material, résumés of key personnel, and any pertinent correspondence.

d) A draft report will be submitted to the City of Oceanside within six months of completing all fieldwork and laboratory analysis. Two copies of the final report will be submitted within 30 days of receipt of City comments. The format for the final report follows Office of Historic Preservation and State of California Guidelines.

- Curation

All artifacts, ecofacts, field notes, and photographs are the property of the landowner, and the consultant will request that the artifacts be permanently

curated at a repository acceptable to the City of Oceanside (i.e., San Diego Archaeology Center). Curation at an acceptable repository will complete the data recovery program. The cost for curation will be borne by the project applicant. Interim curation during analysis and report preparation will be retained by the consulting archaeologist.

124. To minimize the emission of pollutants and impacts to air quality, the following conditions of approval shall apply:

a) All unpaved construction areas shall be sprinkled with water or other acceptable dust control agents during dust-generation activities.

b) Additional watering or dust-control agents shall be applied during dry weather or windy days until dust emissions are not visible.

c) Trucks hauling dirt and debris shall be properly covered to reduce windblown dust and spills.

d) A 20 mile-per-hour speed limit on unpaved surfaced shall be enforced.

e) Dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter cause by vehicle movement.

f) Approach routes to the site shall be cleaned daily of construction-related dirt.

g) On-site stockpiles of excavated material shall be covered or watered.

h) Disturbed areas shall be hydroseeded or landscaped as quickly as possible and as directed by the City.

i) Construction equipment with modified combustion or fuel injection systems for emission control shall be utilized during grading activities.

j) Catalytic reduction equipment shall be installed in gasoline-powered engines.

k) Construction equipment shall be equipped with prechamber diesel engines (or equivalent).

l) All grading and construction equipment shall be properly maintained.

m) SDAPCD Rules 51, 52, and 54, or subsequent rules, shall be enforced at all times.

Water Utilities:

125. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

126. The property owner will maintain private water and wastewater utilities located on private property.

127. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

128. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.

The following conditions shall be met prior to the approval of engineering design plans:

129. All public water and/or sewer facilities not located within the Public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

130. No trees, structures or building overhand shall be located within any water or wastewater utility easement.

131. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code (U.P.C.).

132. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

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The following conditions of approval shall be met prior to building permit issuance:

133. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

PASSED AND ADOPTED an amendment to Resolution No. 2007-P64 requiring final architectural design of all 7 of the approved mausoleums be reviewed and approved by the Planning Commission prior to their construction, on December 3, 2007 by the following vote, to wit:

AYES: Martinek, Troisi, Balma, Horton and Bertheaud
NAYS: None
ABSENT: Neal
ABSTAIN: Parker

PASSED AND ADOPTED an amendment to Resolution No. 2007-P64 requiring that the development within the 18.16-acre expansion area be phased in increments of 5 to 7 acres, on December 3, 2007 by the following vote, to wit:

AYES: Martinek, Troisi, Balma, Horton and Bertheaud
NAYS: None
ABSENT: Neal
ABSTAIN: Parker

PASSED AND ADOPTED an amendment to Resolution No. 2007-P64 requiring an approximately one-acre portion of the culturally significant site referred to as CA-SDI-12262/SDM-W-140 be removed from the projects overall 18.16-acre expansion area and preserved as a culturally significant site, on December 3, 2007 by the following vote, to wit:

AYES: Martinek, Troisi, Balma and Bertheaud
NAYS: Horton
ABSENT: Neal
ABSTAIN: Parker

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PASSED AND ADOPTED Resolution No. 2007-P64 on December 3, 2007 by the following vote, to wit:

AYES: Martinek, Troisi, Balma and Bertheaud

NAYS: Horton

ABSENT: Neal

ABSTAIN: Parker

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P64.

Dated: December 3, 2007

ATTACHMENT 4

PLANNING COMMISSION *STAFF REPORT*

DATE: December 3, 2007

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-24-06) AND REVISION TO CONDITIONAL USE PERMIT (C-13-99REV) FOR THE EXPANSION OF THE ETERNAL HILLS CEMETERY AND DEVELOPMENT OF SEVEN MAUSOLEUM LOCATED AT 1999 EL CAMINO REAL WITHIN THE FIRE MOUNTAIN NEIGHBORHOOD – ETERNAL HILLS CEMETERY EXPANSION – APPLICANT: ETERNAL HILLS MEMORIAL PARK**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99 Rev.) for Alternative Plan Two by adopting Planning Commission Resolution No. 2007-P64 with findings and conditions of approval attached herein

(2) Adopt Planning Commission Resolution No. 2007-P65 certifying the Environmental Impact Report for the project.

PROJECT DESCRIPTION AND BACKGROUND

Proposed Project: Please note that Alternative Plan 2 "Habitat Conservation Plan Strict Compliance Alternative" in the Final Environmental Impact Report is the staff supported project and will be referred to as the "Proposed Project" throughout the staff report.

Site Review: The site is located north of Fire Mountain Drive, south of the NCTD Sprinter Rail Tracks, and west of El Camino Real., within the Fire Mountain Neighborhood. Cemetery operations currently occupy approximately 42.2 acres of the sites 130.50 acres. The proposed project is a request to expand the cemetery operations by approximately 15.79 acres along the south western portion of the project area and 2.37 acres along the south eastern portion of the site. Proposed improvements on-site and outside the boundaries of the revised CUP area include the creation of a 15-foot wide maintenance/access road, engineered drainage swales, and one 1 ½-acre detention/

sedimentation pond along the northwestern portion of the property. The proposed expansion of the south east portion of the project site is being included to allow for additional cemetery activities in the previously developed area that is approximately 2.37 acres in size.

The property is zoned Public & Semi-Public (PS), and Residential Estate B (RE-B) on the City of Oceanside Official Zoning Map, and is designated Private Institutional (PI), and Estate B Residential (EB-R), on the General Plan Land Use Map. The 18.16-acre expansion would be solely located within the (PS) zoned portion of the Eternal Hills Memorial Park property. The original approval to establish and operate a cemetery on the subject property was granted on October 6, 1958 by Planning Commission Resolution No. 58-P64, and required that the Conditional Use Permit (CUP) remain in effect for as long as the property continued to operate a cemetery on the property. On September 13, 1999 the Planning Commission approved and amendment to the original CUP (C-13-99) through PC Resolution No. 99-P57, allowing approximately 41.87 acres of additional land to be included in the Eternal Hills Memorial Park overall cemetery operations. The approved amendment to the CUP required that proposals to develop in previously undeveloped areas be permitted only with the approval of a CUP amendment.

Surrounding land uses include a land locked 35-acre City owned parcel maintained as a habitat conversation area within the central portion of project site, single family residential neighborhoods to the south, east, and west, NCTD Sprinter Rail Line and General Industrial to the north, and a City owned Open Space parcel located immediately adjacent to the southwest portion of the site and used for water reservoir purposes. The total area dedicated to the cemetery expansion represents approximately 15 percent of the sites total area.

Project Description: The project application is comprised of the following required entitlements:

<u>Development Plan (D-24-06)</u> represents a request for the following:

(a) To expand the existing Eternal Hills Memorial Park approximately 18.16 acres in order to provide an approximately 17,800 additional burial spaces/internments on site. Burials/Internments would occur either in land gardens or within one of seven proposed community mausoleum, and would be developed in multiple phases based upon the needs of the community.

(b) Site design improvements to correct historical drainage issues and scouring/erosion of the environment leading to sedimentation flow into Loma Alta Creek and over the rail road tracks onto properties to the north. Proposed improvements include the establishment of two retention and sedimentation ponds, drainage swales with appropriately designed energy dissipaters, and an improved 15'-0" access and maintenance road to the City owned "Myers Property" and northern boundary sedimentation pond.

Conditional Use Permit Revision (13-99 Rev) represents a request for the following:

(a) To permit the expansion and continued operation of the Eternal Hills Memorial Park cemetery and related activities in the "previously undeveloped areas" of the site located within the Public and Semi-Public (PS) zoned areas of the Eternal Hills Memorial Park located at 1999 El Camino Real.

The applicant proposes to bring an existing 2.37-acre developed area located on the south east portion of the property into good legal standing, expand the existing cemetery operation into previously undeveloped areas totaling 15.79 and located along the south west portion of the project area, and create a conservation easement over approximately 64.08 acres of restored habitat consistent with the Subarea Habitat Conservation Plan.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. Oceanside Subarea Habitat Conservation Plan
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Private Institutional (PI), and Estate B Residential (EB-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.11: Balanced Land Use

Objective: To develop and use lands for the long-term provision of balanced, self-sufficient and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

Eternal Hills Memorial Park cemetery operations currently operate at a 97 percent occupancy rate and is expected to be out of space for continued burials within a couple of years. In order to provide burial space and internment options to the public, a request to expand the current cemetery operations has been submitted. Surrounding

land uses include a land locked 35-acre City owned parcel maintained as a habitat conversation area within the central portion of project site, single-family residential neighborhoods to the south, east, and west, NCTD Sprinter Rail Line and General Industrial to the north, and a City owned Open Space parcel located immediately adjacent to the southwest portion of the site. Continued operation and expansion of the cemetery service type use has been determined by staff to provide an overall balance of land use distribution for the City of Oceanside, and that provides public benefits for the residents as a whole. Maintaining non-private burial facilities for the residents of Oceanside would ensure that the service demands of the public does not exceed the capacity of existing public facilities, and would result in a continued sense of community for persons residing in Oceanside and the North County.

2. **Zoning Compliance**

The proposed cemetery expansion is located within the Public and Semipublic (PS) Zone District portions of the site, and in accordance with Section 1630 of the OZO, development regulations shall be as specified by the use permit. The subject use permit CUP (C-13-99) was approved on September 13, 1999 by PC Resolution No. 99-P57, and based upon the regulations specified by the use permit. Staff has determined that the proposed project complies with the requirements of that zoning designation and the previously approved CUP.

The applicant's project includes seven community mausoleum buildings divided into niches with single and tandem crypts. All mausoleums would be of a typical design consistent with already established mausoleum found on site, and would be based upon the buildings foot print denoted on the development plans submitted for review and approval.

The proposed seven community mausoleum would range in size from 1,440 to 4,830 gross square feet and would total approximately 21,060 square feet in size. Overall height of the structures would not exceed the maximum height of 24'-0" as measured from finish grade, and would be designed in an architectural style consistent with the existing mausoleum located throughout the Eternal Hills Memorial Park. Architectural design elements to be carried throughout the mausoleums include white stucco walls, red mission tile roofs, and offset columns provided to define the structures form and location of alter areas. In order to enhance the visual perspective of the proposed structures as seen from Fire Mountain Road, the overall site design has been modified in a manner that provides significant setbacks from the southerly property line to the mausoleum (198'-0"min.), that orients the structures perpendicular and down slope approximately 13.5 feet below the finish grade of Fire Mountain Road, and enhanced landscaping immediately adjacent to the proposed structures. Incorporation of these site design elements would assist in establishing unimpeded visual corridors to the north, while providing additional softening of the perceived massing associated with new construction.

Beyond the request to expand the Memorial Parks operations by approximately 18.16 acres, the development plan also includes site design proposals that would establish two retention and sedimentation ponds, drainage swales with appropriately designed energy dissipaters, and an improved 15'-0" access and maintenance road to the City owned "Myers Property" and northern boundary sedimentation pond. Historical drainage patterns of the site and drainage from properties adjacent to the site have resulted in the degradation of the natural environment through intense scouring and excessive sedimentation flow into Loma Alta Creek and onto properties to the north. In order to provide corrective actions and preserve the surrounding natural habitat, the applicant has conceptually designed a long term ravine erosion control plan for review and approval.

3. **Subarea Habitat Conservation Plan Compliance**

The entire project site lies within the Wildlife Corridor Planning Zone (WCPZ) of the Oceanside Draft Subarea Habitat Conservation Plan, an area that extends south from the San Luis Rey River to State Route 78 (SR 78). Properties within this zone must be planned to maintain and enhance wildlife habitat quality and connectivity, particularly as part of a regional north-south movement corridor for all wildlife.

The project site is adjacent to the SDG&E Electric Transmission Corridor, considered the backbone of the proposed north-south preserve through central Oceanside. The SDG&E corridor will be maintained as open space in order to meet the requirements of the Subarea Plan. Projects that are adjacent to this corridor must adhere to avoidance and minimization measures as follows:

- New development within 500 feet of the SDG&E corridor must be sited as far from the wildlife corridor as is feasible, and the undeveloped portion of the property shall be designated as preserve;
- In no case shall development constrict the wildlife corridor to less than 200 feet total width; and,
- Impacts to coastal sage scrub within 1,000 feet of the corridor shall be totally avoided, except where this would preclude reasonable use of the property.

DISCUSSION

Issue: Compliance with the Draft Subarea Habitat Conservation Plan.

Recommendation: The original project has been determined to be inconsistent with the Section 5.3.1 of the Subarea Plan "avoidance and minimization standards" within the Wildlife Corridor Planning Zone because the project would result in the loss of 30.4 percent of the on-site Diegan coastal sage scrub and baccharis scrub, where the Subarea Plan provides for a maximum net loss not to exceed 25 percent. Staff along with the resource agencies "CDFG & USFWS" have determined that the proposed project would result in significant and unavoidable impacts to biological resources. Staff has further

determined that the necessary findings to be made for Statements of Overriding Considerations necessary to approve the original project cannot be made in lieu of Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative" that limits take to 24.9 percent, and that has been designed to comply with the avoidance and minimization measures put forth in the Subarea Plan.

As part of the overall projects approval, the applicant would provide biological impact mitigation as outlined in the Mitigation and Monitoring Program identified within the EIR, and would result in approximately 64.08 acres of habitat being preserved by means of a conservation easement maintained and managed in perpetuity by Eternal Hills Memorial Park. In addition, the northwest portion of the site, which is adjacent to the NCTD Sprinter Rail Line, has been designated as a stormwater detention/sedimentation pond. This area will be landscaped with species that enhance the native species found in the corridor, and would incorporate energy dissipating drainage swales in a manner that would prevent continued habitat destructive erosion throughout the canyon areas and the ultimate sedimentation loading of Loma Alta Creek.

In conclusion staff reiterates the recommendation to proceed with Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative".

4. **Land Use Compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Private Institutional (PI) & Estate B Residential (EB-R)	Public & Semi-Public (PS) & Residential Estate B (RE-B)	Cemetery & Natural Habitat
North of Subject Property	General Industrial (GI)	General Industrial (IG)	NCTD Sprinter Rail Line /Industrial
East of Subject Property:	Light Industrial (LI) & Estate B Residential (EB-R)	Limited Industrial (IL) & Residential Estate B (RE-B)	SDG&E Transmission Line Corridor Residential
South of Subject Property:	Estate B Residential (EB-R) & Medium Density Residential (MDA-R)	Residential Estate B (RE-B) & Medium Density Residential (RM)	Residential
West of Subject Property:	Open Space (OS) & Single Family Residential (RS)	Open Space (OS) & Single Family Residential (RS)	City Reservoir & Residential

DISCUSSION

Issue: Project Compatibility with the Existing Uses in the Surrounding Community

The primary issue is derived from the fact that most cemetery type uses require reduced on-site parking and generate less daily trips associated with day to day operations. The subject project would assist in providing for a balanced distribution of land uses necessary to sustain and benefit the local neighborhood and surrounding communities as a whole, and that is consistent with the City's General Plan objective to provide for and protect areas within the City for both private and public institutional type uses such as; cemeteries and memorial parks which may include mortuaries, mausoleums, and other ancillary structures.

The Eternal Hills Memorial Park develops its burial facilities in phases and as dictated by market/ density needs. The existing cemetery facility is the only non-private type cemetery within the City of Oceanside and will occupy less than 15 percent of the overall site area known as Eternal Hills Memorial Park.

Currently, Eternal Hills has a total of 90 parking spaces to accommodate persons utilizing the Administration and Mortuary Buildings, and provides undefined parking along the internal driveways for actual burial processions. Based upon the fact that expansion would proceed in phases and the day to day operations would not be intensified beyond an acceptable level as identified within the traffic study, parking needs for the existing and proposed facilities would not dictate increased parking on site.

Recommendation: Staff concludes that expansion of the cemetery operations over a phased period of time would not negatively impact the surrounding neighborhood, and proposed improvements to remediate historically noted drainage issues would not significantly alter the nature of the Public & Semipublic land use, and supports Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative" project as submitted on development plans.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) has been prepared stating that implementation of Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative", with all mitigation measures/conditions of approval as outlined in the EIR (Table ES.1) would not result in significant adverse impacts upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will need to certify and consider the Environmental Impact Report during its hearing on the project. A summary of the findings of the EIR for Alternative 2 is provided below.

Aesthetics

The off-site visual characteristics of this alternative would be nearly identical to the proposed project because the additional 2.38 acres retained in open space occurs on

an east facing slope that is visible only from the existing cemetery area. Views of the proposed expansion area from El Camino Real are blocked by intervening topography (see Photographs D and E in Section 4.1). The existing visual character of the proposed cemetery expansion area is illustrated in Photograph F (Section 4.1), and motorists on Fire Mountain Road, as well as the residences along the south side of the road, will have views of the Alternative 2 cemetery expansion area. These views will be screened by landscaping that would be planted along Fire Mountain Road similar to that of proposed project (see Figures 3.3.4, 3.3.5, and 3.3.8.a). The view of the expansion area would change to a landscaped turf area, similar to the existing cemetery, with seven mausoleums dispersed throughout the cemetery expansion area.

Motorists on El Camino Real would not see the expansion area. Photographs D and E and Figure 4.1.1 (see Section 4.1) illustrate that intervening topography would block views of the expansion area. No significant visual impacts were identified for the development of the Eternal Hills expansion area for Alternative 2.

The proposed expansion of the cemetery area would not damage any scenic resources such as rock outcroppings or historic buildings because none are present on-site. Trees now located within the cemetery area (see Photograph F) would be retained and additional trees would be planted within the cemetery expansion area similar to the trees shown in Figure 3.3.8.a.

Alternative 2 would not result in a substantial adverse effect on any scenic vista. The site is not within a state or local scenic highway corridor and the expansion would be consistent with General Plan designation of "Visual Open Space." No prominent long-range views would be obscured by the proposed structures within the cemetery. Extending the cemetery to the west would not result in significant aesthetic (visual) impacts to the surrounding area, and no mitigation measures would be required.

Biological Resources

Alternative 2 will impact 0.06-acre of southern willow scrub, 0.06-acre of mule fat scrub, 0.10-acre of riparian scrub, 0.01-acre of disturbed wetland, 10.36 acres of Diegan coastal sage scrub (DCSS), 0.76 acres of baccharis scrub, and 0.90-acre of non-native grassland (see Figure 6.2.3 and Tables 6.2.3 and 6.2.5). Compared to the proposed project, DCSS and baccharis scrub impacts are reduced by 18 percent, and non-native grassland impacts are increased by one percent, and impacts to southern willow scrub, mule fat scrub, riparian scrub, and disturbed wetland habitats are increased by 0.17 acres (383 percent).

Impacts to DCSS and baccharis scrub would be mitigated by preserving 33.79 acres of DCSS and baccharis scrub in a conservation easement plus restoring 0.62-acre of non-native grassland or disturbed habitat to DCSS that would also be placed within the conservation easement (see Table 6.2.5). Impacts to non-native grassland would be mitigated by preserving 0.45-acre of non-native habitat in a conservation easement.

Impacts to southern willow scrub, mule fat scrub, riparian scrub, and disturbed wetland habitats would be mitigated by preserving 0.69-acre of on-site or off-site habitat in a conservation easement.

Impacts to sensitive animal species resulting from Alternative 2 would be the same as the proposed project, except that one less pair, and one less individual, of coastal California gnatcatcher would be adversely affected (see Table 6.2.7). Preservation of 34.41 acres of on-site DCCS and baccharis scrub habitat would reduce these impacts to a less than significant level.

This alternative would impact 0.04-acre of Army Corps of Engineers (ACOE) jurisdictional wetlands and 0.13-acre of Non-wetland Waters of the U.S., as well as 0.23-acre of California Department of Fish and Game (CDFG) jurisdictional wetlands and 0.13-acre of streambed (see Table 6.2.4). Impacts to 0.17-acre of ACOE wetlands and Non-wetland Waters of the U.S. would be mitigated as determined through the wetland permitting process. At a minimum, 0.27-acre of wetlands would be created to achieve a no net loss of habitat (see Table 6.2.9). Impacts to 0.32-acre of CDFG wetlands and streambed would be mitigated as determined through the wetland permitting process. At a minimum, 0.70-acre of wetlands and streambed would be created to achieve a no net loss of habitat (see Table 6.2.10).

Alternative 2 complies with the criterion for development within the Wildlife Corridor Planning Zone as specified in the HCP except for the criteria concerning development on slopes exceeding 20 percent with a height differential of 25 feet. Alternative 2 would impact 6.19 acres of slopes exceeding 20 percent with a height differential of 25 feet. Eliminating impacts to these slopes would limit the use of the property to 21.2 percent which would preclude reasonable use of the project site as stated in the criteria. This alternative would also maintain visual continuity between areas of coastal sage scrub along the coastal California gnatcatcher corridor.

Geology and Soils

The Alternative 2 cemetery expansion would be located west of the existing cemetery where two "questionable" landslide areas are located (see Figure 4.3.2, Section 4.3). As noted in Section 4.3.3.3, Christian Wheeler's review of available reference documents indicates that no definite landslides have been identified on the Eternal Hills property. Their opinion is that the potential for slope failure or deep-seated landsliding is low. Removal and recompaction of soils would be required as a condition of approval which would eliminate potential soil settlement problems under this alternative. Potentially significant paleontological impacts could also occur as a result of cut grading and the mitigation measures would be the same as described in Section 4.3.4.7.

Hydrology and Water Quality

Compared to the proposed project, the volume of runoff for Alternative 2 will be approximately 2 percent higher at nodes 123, 205, and 119 (see Figure 4.4.2). This increase would not be significant because the volume of runoff would be less than the existing condition. The detention and sedimentation ponds, and drainage system,

included in the proposed project would also be constructed if Alternative 2 were to be implemented (see Figure 4.4.3). Consequently, Alternative 2 would not result in on-site or off-site flooding, or result in runoff that exceeds the capacity of downstream drainage systems. No mitigation measures are required because the proposed drainage improvements and implementation of the SWMP would reduce hydrology and water quality impacts to a less than significant level.

Land Use and Planning

The land use and planning effects of Alternative 2 would be the same as those described in Section 4.5.3 for the proposed project. No mitigation measures are required because no significant impacts have been identified.

Traffic

Alternative 2 would reduce the amount of cemetery expansion traffic by 20 ADT (11 percent). However, this reduction would not materially affect the level of service and volume-to-capacity ratios on the local roadways and intersections. As shown in Table 4.6.2, the El Camino Real/Fire Mountain Road/Skyline Drive intersection operates at LOS "B" with or without the proposed project. Table 4.6.5 shows that the proposed project increases the delay time at the intersection by 0.2-second. Table 4.6.3 shows that El Camino Real and Fire Mountain Road operate at LOS "A" with or without the proposed project. Table 4.6.6 shows that the volume-to-capacity ratio increases by 0.003 or less with the project. No significant traffic impacts were identified for the proposed project, and Alternative 2 would not result in any significant impacts because fewer trips would be generated. No mitigation measures are required.

Cultural Resources

Under Alternative 2, expansion of the Eternal Hills cemetery would result in an impact to cultural resource site CA-SDI-12262, which has been determined to be historically significant in accordance with the standards of Section 15064 of the State CEQA Guidelines. Implementation of a data recovery program as identified in Section 4.7.4 would reduce this impact to a less than significant level.

Air Quality

Significant short-term air quality impacts would result from the grading operation for Alternative 2; however, these impacts would be less than the proposed project. The mitigation measures described in Section 4.8.4 of this EIR would be applicable to Alternative 2. No long-term air quality effects would result because of the relatively small amount of traffic (172 ADT) associated with Alternative 2.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, to individuals/organizations requesting

notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

SUMMARY

The request for approval of a Development Plan and Conditional Use Permit Revision to allow the expansion of the Eternal Hills Memorial Park, and establish drainage remediation improvements on site is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Move to certify the Environmental Impact Report affirming that it has been prepared in compliance with the provisions of the California Environmental Quality Act and adopting the Findings of Fact supporting this fact and adopt Planning Commission Resolution No. 2007-P65 as attached.

-- Move to approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99Rev) and adopt Planning Commission Resolution No. 2007-P64 as attached.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

1. Large Scale "Alternative Plan Two" Development Plans/Grading and Drainage Plans/Landscape Plans
2. Planning Commission Resolution No.'s 2007-P64 and 2007-P65
3. Correspondence from community

ATTACHMENT 5

ACCEPTANCE OF APPEAL

(OFFICE USE ONLY)

Appeal of : Planning Commission

Date of Final Action: 12/3/07 Date Filed: 12/13/07

Form of Appeal: $656 Appeal Fee X Petition _____

Person Submitting Appeal: Brenna Weatherby

Company/Developer Representative, Company Name: The Lightfoot Planning Group

Name of Person who Prepared the Appeal: Ann Gunter, The Lightfoot Planning Group

Name of Spokesperson for the Appeal: Debbie Allen, Eternal Hills Memorial Park, Service Corporation International

Address: 1999 El Camino Real

Phone Number: (760) 754-6600

COR 90+92

E-mail and/or Fax: debbie.allen@sci-us.com

Appeals must be filed within 10 days of the date of final action. **Section 4604**: To appeal by petition for a waiver of the appeal fee, the appeal must be accompanied by the signatures of 50% of the property owners within the noticed area or 25 signatures of the property owners or tenants within the noticed area, whichever is less.

I hereby certify that this appeal is being submitted in accordance with the Zoning Ordinance and meets the criteria specified in Section 4604 for an appeal by petition.

Signature: _____ Date: _____

Received by: S. King
Via: Hand delivered
Copy to: Clerk, Planning Director, Planner, Assistant Clerk

THE LIGHTFOOT PLANNING GROUP

December 13, 2007

RECEIVED
DEC 13 2007
CITY CLERK OFFICE

Ms. Barbara Riegel Wayne
City Clerk
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

RE: Appeal of Conditions in Planning Commission Resolution No. 2007-P64 adopted December 3, 2007 – Eternal Hills Memorial Park

Dear Ms. Riegel Wayne:

On behalf of Eternal Hills Memorial Park, owned by Service Corporation International, this letter is being submitted to appeal two Conditions included as part of Planning Commission Resolution No. 2007-P64, approving the cemetery expansion project.

The two conditions, added by the Planning Commission at the public hearing, address subsequent review of mausoleum structures and preserving a portion of an archaeological site within the expansion area. The reasons for the appeal are that both of these additional conditions unreasonably limit the ability to provide future burial facilities for the community, by reducing available land area and potentially reducing mausoleum space associated with the cemetery expansion project.

Based on all of the information in the public record, City project files (D-24-06, C-13-99 rev), the staff report to the Planning Commission, the findings in Planning Commission Resolution No. 2007-P64, and the information in this letter, we respectfully appeal the Planning Commission decision on December 3, 2007 to add the conditions requiring land set aside for archaeological resources and future public review of mausoleum structures and request that City Council eliminate these two conditions from the project.

Sincerely,

Ann Gunter

Ann Gunter, AICP
Vice President

cc: Jerry Hittleman, Oceanside Planning Division
Richard Greenbauer, Oceanside Planning Division
Debra Allen, Eternal Hills Memorial Park
Lynne Heidel, Worley Schwartz Garfield & Prairie

5750 FLEET STREET
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